

GNC CALIFORNIA

5952 California Ave. SW | Seattle, WA 98136

3024606

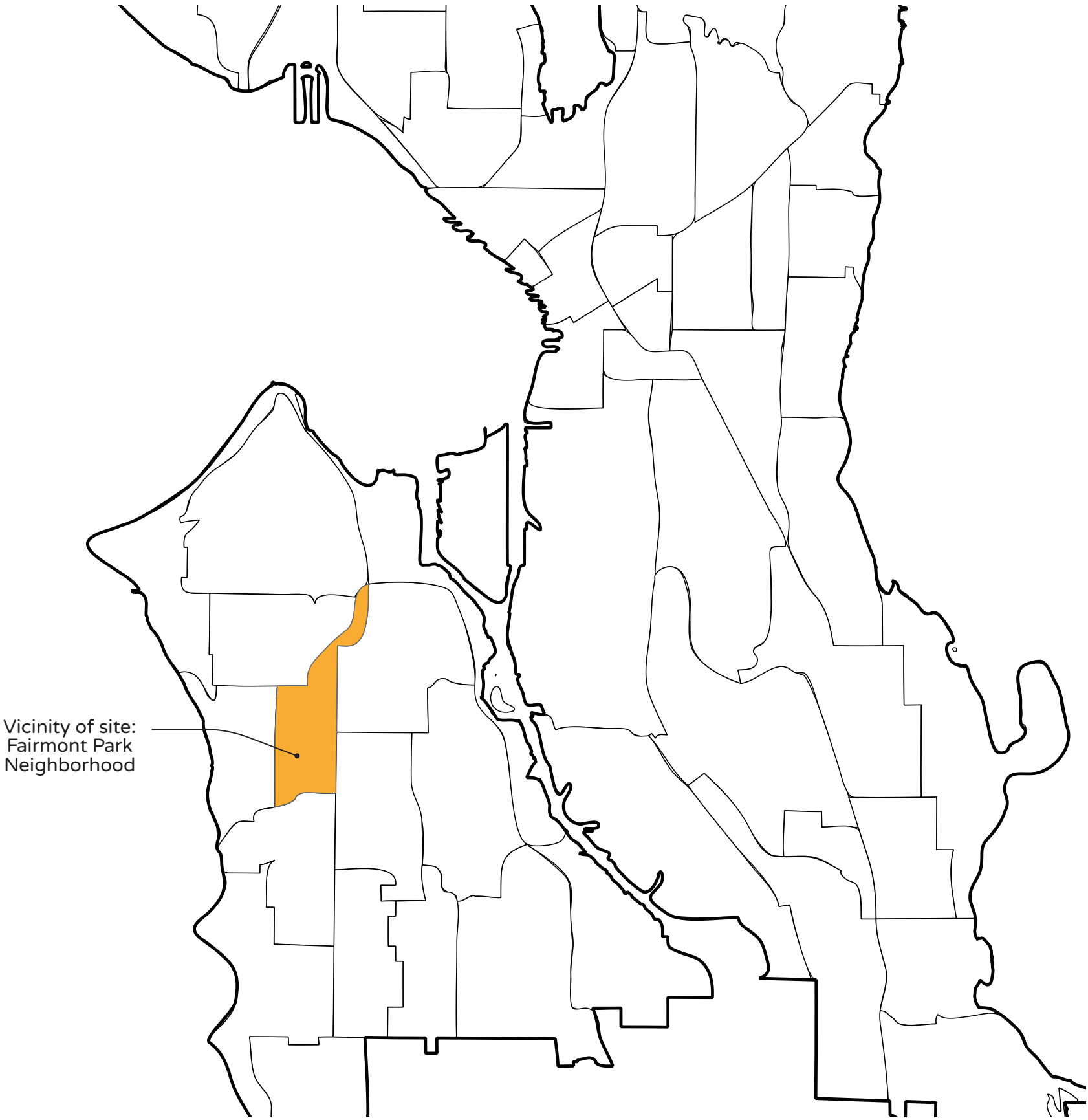
HYBRID

© HYBRID ARCHITECTURE AND ASSEMBLY
1205 E PIKE STREET, SUITE 2D, SEATTLE, WA 98122

p: 206.267.9277
w: www.hybridarc.com

Developer:
Gary Cobb GNC, LLC
3272 California Ave SW #200
Seattle, WA 98116

PAGE INTENTIONALLY LEFT BLANK



Vicinity of site:
Fairmont Park
Neighborhood

① **Larger context Map**

Table of Contents

SECTION 1: SITE CONTEXT

4 Project Overview

5 Zoning Map / Aerial Map

6 Usage Map

7 Neighborhood analysis

8 Existing site survey

9 Site analysis

SECTION 2: EXISTING SITE CONDITIONS

10 California W. Elevations

11 California E. Elevations

SECTION 3: DESIGN GUIDELINES

13-15 Priority Guidelines

16 Concept diagram

SECTION 4: MASSING SOLUTIONS

19 Scheme Overview

20-21 Option 1

22-23 Option 2

24-25 Option 3

26 Preferred Scheme

SECTION 5: CONCEPT DEVELOPMENT

28 Materiality and Form Development

29 Landscape Plan and Images

SECTION 6: APPENDIX

31 Shadow Study - Summer

32 Shadow Study - Spring / Fall

33 Shadow Study - Winter

34 Zoning Code Provisions

35 Previous Projects



✓
✓

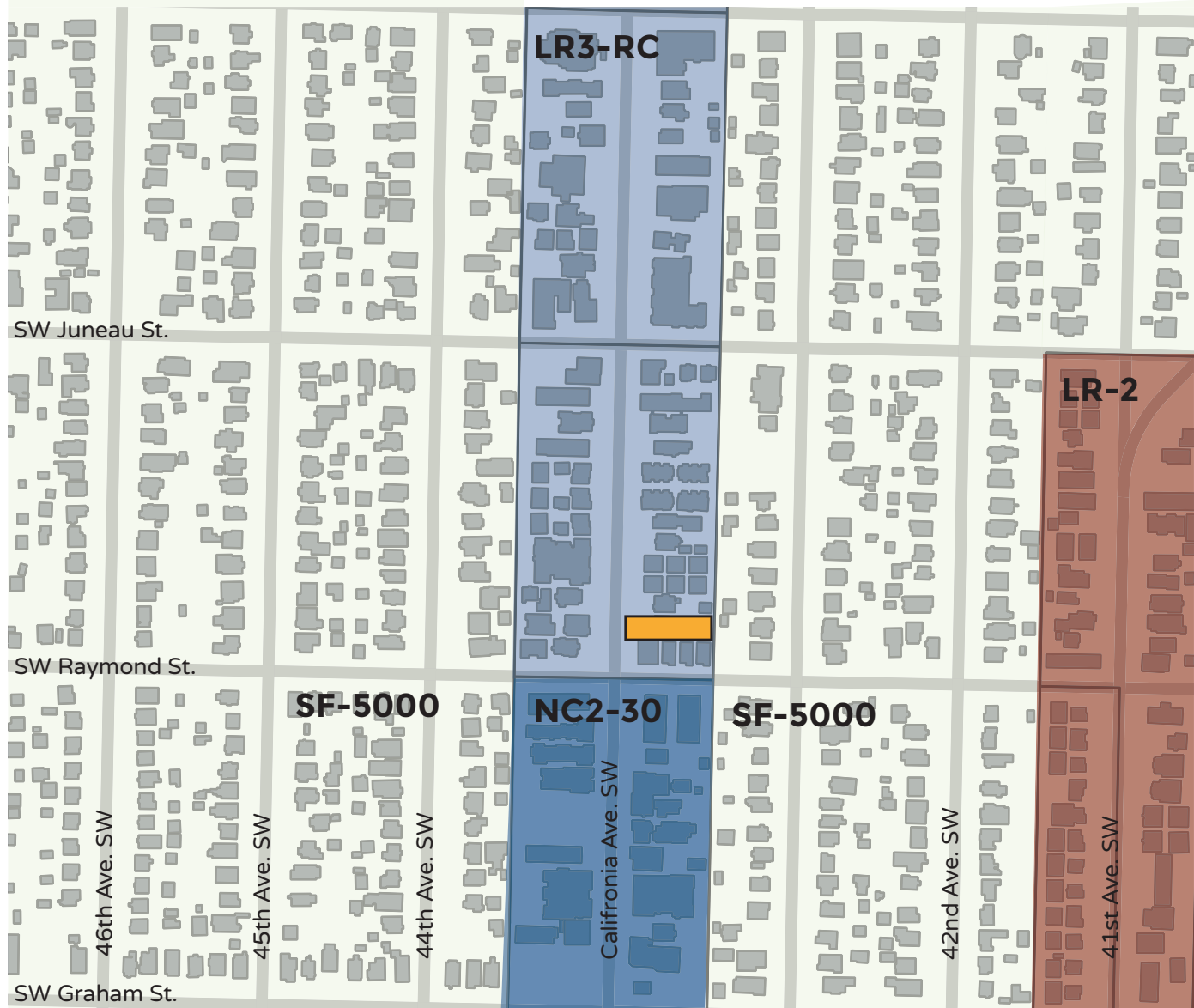
- Th
RC

re
im

SIT

SIT
RE

-



Zoning Map

The site sits within an LR3-RC zone which features a mixture of commercial and residential uses. The zoning adjacent to the site to the west and east consists of a mixture of small multifamily and single family structures. The strip of California Ave. SW directly South of the site is commercial heavy.

Site



Aerial Map

Looking at the site from the air presents a homogeneous and sparse environment, in general one or two story buildings interrupted by larger apartment complexes. The neighborhood scale increases on California Ave. S.



Usages

The site is surrounded by a uniform fabric of single family houses and multi-family residences. On California Ave. SW, one finds one story retail stores.

- Civic
- Single Family/Townhouse
- Multi-Family Residential
- Office
- Mixed Use Residential
- Warehouse
- Restaurant

Site

New developments

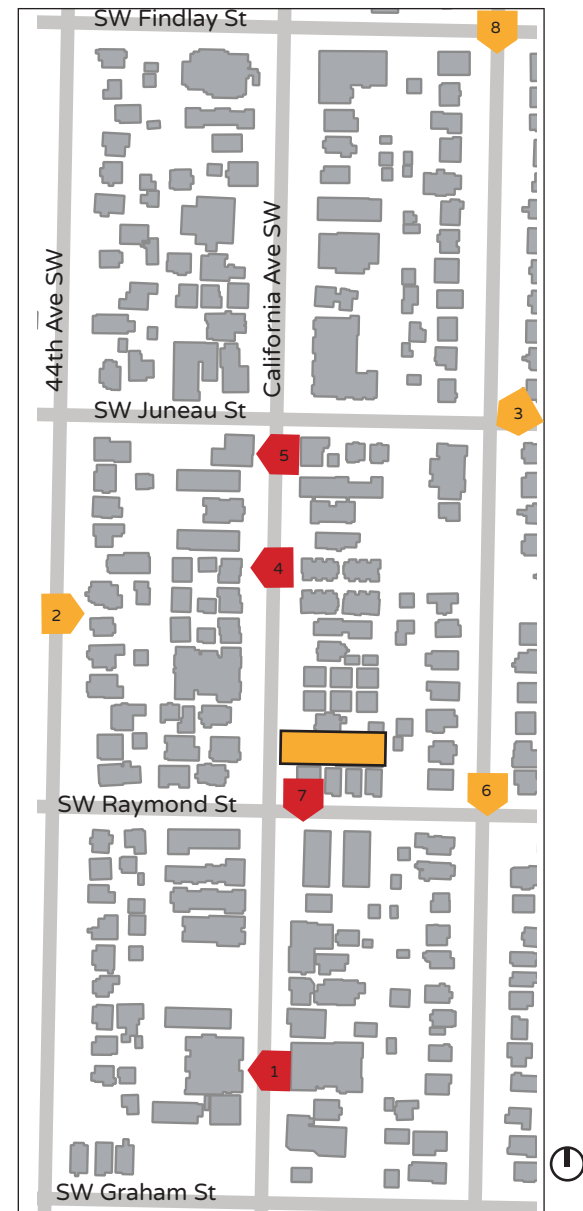


4 townhouses
parking for 4 vehicles



3 townhouses and a park
parking for 12 vehicles
GSF: 18,680 SF
Project status: EDG accepted

Neighborhood Analysis



- Buildings on California Ave. SW
- Buildings outside of California Ave. SW
- Site



➤ 1 Apartments and retail on the first floor



➤ 2 Single family housing



➤ 3 West Seattle Church Nazarene



➤ 4 New townhouses - 5941 California West Ave.



➤ 5 One story retail



➤ 6 Back alleyway and parking south of our site

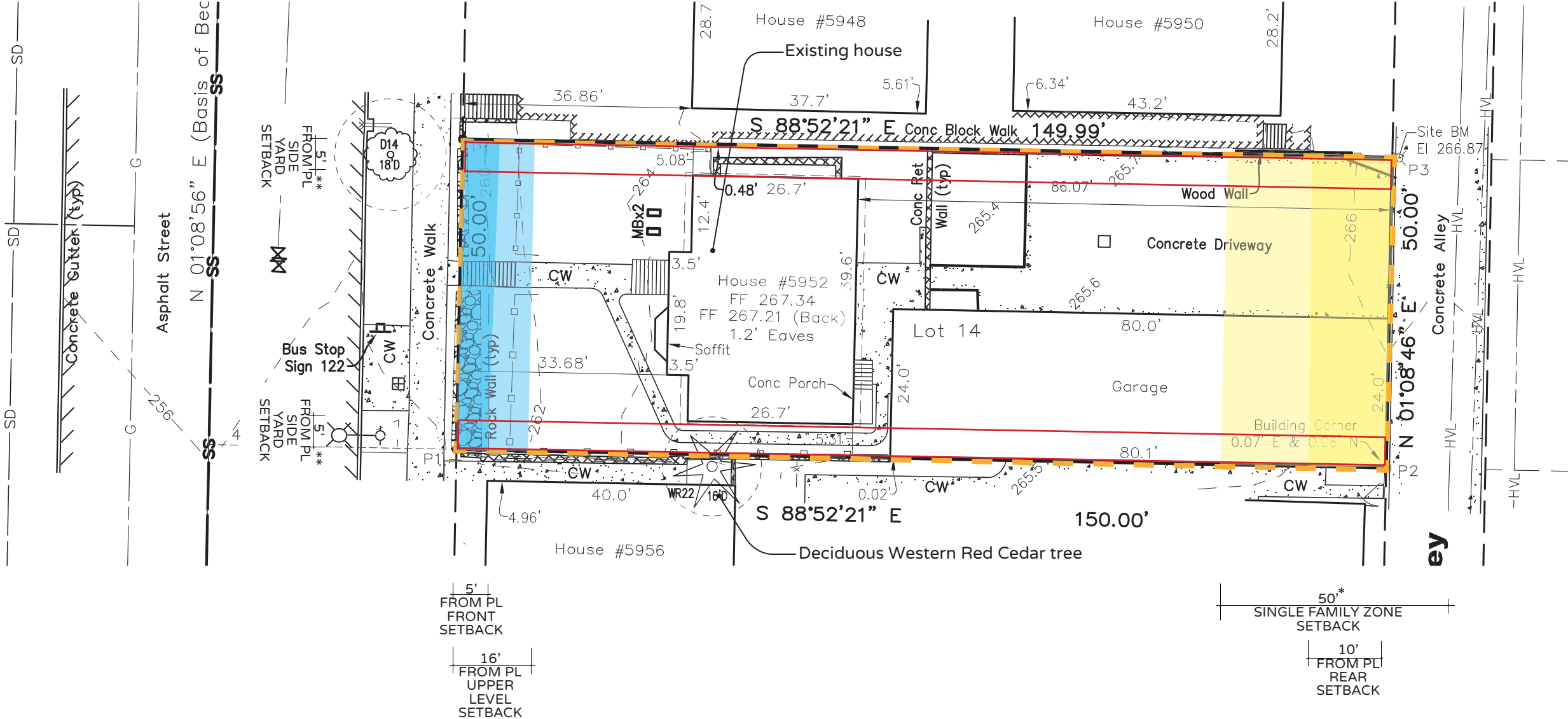


➤ 7 Two story apartments with exterior circulation



➤ 8 Alley way and parking north of our site

California Avenue Southwest



42nd Avenue Southwest

Site Analysis

5952 California Ave SW,
Seattle, WA 98136

SITE AREA: 7,500 SF

- PROPERTY LINE
- FRONT SETBACK
- UPPER LEVEL SETBACK
- REAR SETBACK
- SINGLE FAMILY ZONE SETBACK
- SIDE SETBACK

Topography:
The site slopes ~6 feet west to east with the northeast corner at ele. ~266.87'. The lowest corner of the site is along California SW Ave, which is at ele. ~260.

Landscaping:
Deciduous Western Red Cedar tree diameter and setback on neighbor's property on our South property line to be respected (See pg 9 for site photo)

Legal Description:
LOT 14, BLOCK 28, SEA VIEW PARK ADDITION ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON.

- * SIDE SETBACK IS 5' MIN, 7' AVRG
 - ** OUR SECTIONS SHOW 32' SETBACK FROM PL AS PL IS 28' FROM SINGLE FAMILY SETBACK
- FOR ADDITIONAL ZONING ANALYSIS, PLEASE SEE ZONING CODE PROVISIONS PG 37

Site Analysis



Site



1 Existing house, bus stop and Deciduous Western Red Cedar tree



2 Neighboring house to the South



3 Existing house and neighbor house to the North



4 Back alley



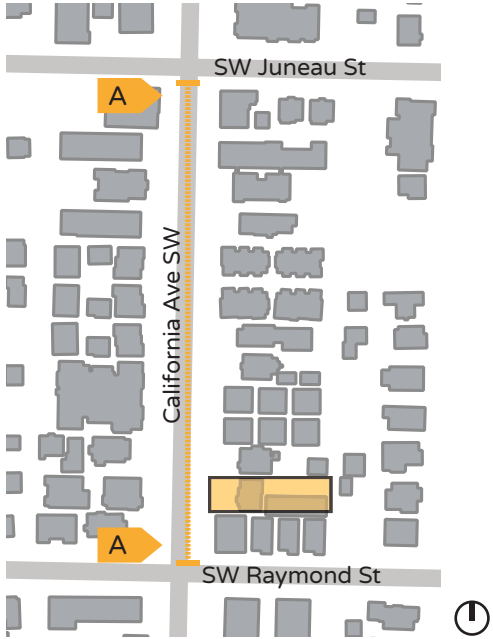
5 Back alley directly behind our site



6 Back alley



7 California Ave. S



Office
DeSautel Chiropractic
5902 California
Avenue Southwest
Seattle, WA 98136

Retail
Lyly Nails
5912 California
Avenue Southwest

Multi Family
Western One
5912 California Avenue
Southwest
Seattle, WA 98136

Multi Family
Apartments
5920-5926 California
Avenue Southwest
Seattle, WA 98136

Office
ExpeditionTrips,
5932 California
Avenue Southwest
Seattle, WA 98136

Multi Family
5940 California Avenue
Southwest
Seattle, WA 98136

Mixed Use
5948 California
Avenue Southwest
Seattle, WA 98136

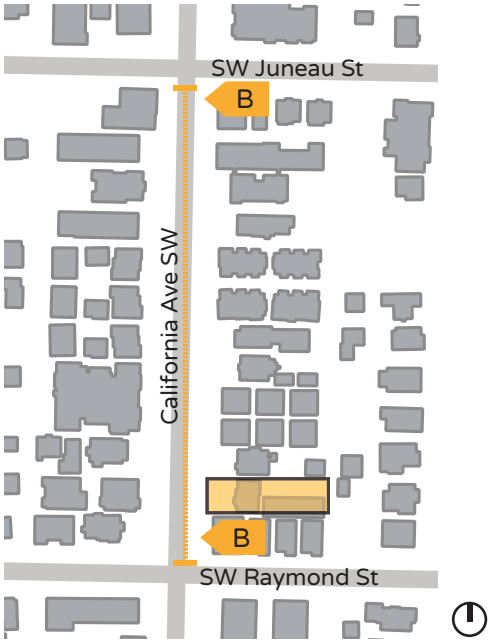
Multi Family
5956 California
Avenue Southwest
Seattle, WA 98136



CALIFORNIA AVE.

SITE

A Elevation California Ave. West



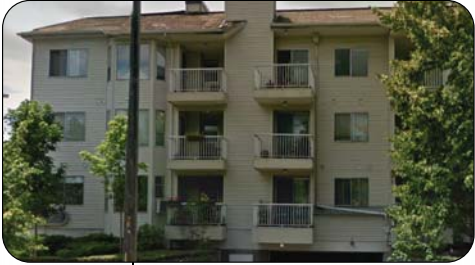
Single Fam Residence
5957 California
Avenue Southwest
Seattle, WA 98136



Mixed Use
Liberty Clothing
5953 California
Avenue Southwest
Seattle, WA 98136



Multi Family
5941 California
Avenue Southwest
Seattle, WA 98136



Multi Family
5937 California
Avenue Southwest
Seattle, WA 98136



Multi Family
5917 California Avenue
Southwest
Seattle, WA 98136

Multi Family
5911 California
Avenue Southwest
Seattle, WA 98136

Multi Family
5907 California
Avenue Southwest
Seattle, WA 98136

Commercial
Juneau St. Market
5905 California
Avenue Southwest
Seattle, WA 98136



ACROSS
FROM SITE

CALIFORNIA AVE.

B Elevation California Ave. East

HYBRID

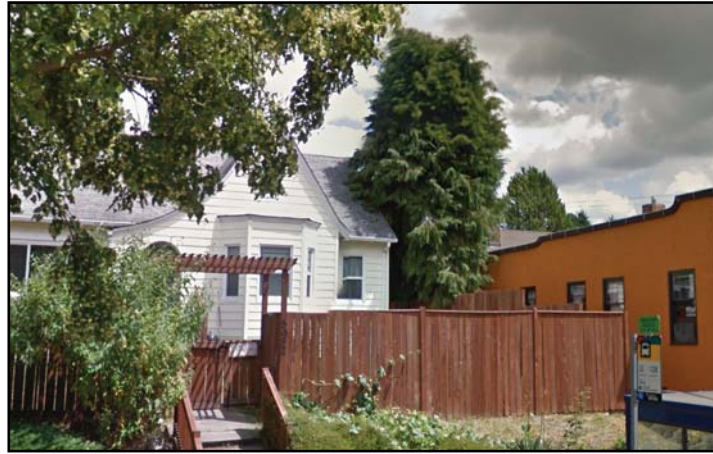
© HYBRID ARCHITECTURE AND ASSEMBLY
1205 E PIKE STREET, SUITE 2D, SEATTLE, WA 98122

p: 206.267.9277
w: www.hybridarc.com

Early Design Guidance
3024606

Cobb California, Seattle, WA
09.15.2016

DESIGN GUIDELINES



CS1: NATURAL SYSTEMS AND SITE FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design.

B. SUNLIGHT AND NATURAL VENTILATION

- **Sun and Wind:** Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.

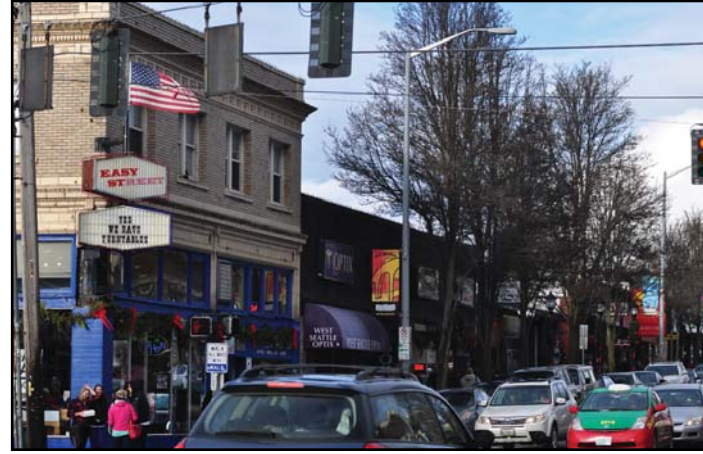
D. PLANTS AND HABITAT

- **On-Site Features:** Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

B: Sunlight and Natural Ventilation: The project creates outdoor courtyards for the residents of the building. The courtyard allows for natural ventilation.

Orientation of residential units: The apartments are oriented along and East - West axis to minimize solar exposure and increase cross ventilation.

D: Plants and Habitat: By preserving the Western Cedar tree (neighbor's tree) on the Southern edge of the property, the mass of the building is broken down.



CS2: URBAN PATTERN & FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

C. RELATIONSHIP TO THE BLOCK

Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

D. HEIGHT, BULK, AND SCALE

- **Existing Site Features:** Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

C: The massing of the building responds to the buildings adjacent to the site by breaking down the roof form and massing to reflect the scale of a single family residences along Raymond St.

D: The height of the structure is smaller on California Ave. SW, responding to the scale of the single family and multi family buildings on the street. The triangulated roof line is lowest when facing the back alley way so as to accommodate the small scale residential character of the houses on the back alley.



CS3: ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood.

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

- **Fitting Old and New Together:** Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.
- **Contemporary Design:** Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

A: The neighborhood is constituted of townhomes and apartments to the north and smaller lots/buildings to the south. The project will acknowledge the current architectural context, by addressing in its triangulated roof design.



PL2: WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

B. SAFETY AND SECURITY

- **Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.
- **Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

C. WEATHER PROTECTION

- **Design Integration:** Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

B: Outdoor plazas and entries shall be well lit and located along the sidewalk and along the circulation stairs, allowing for a secure pedestrian open space.

C: Weather protection at the entry shall be designed at entries and stairways. Gutters shall be designed to be visually integrated in the design.



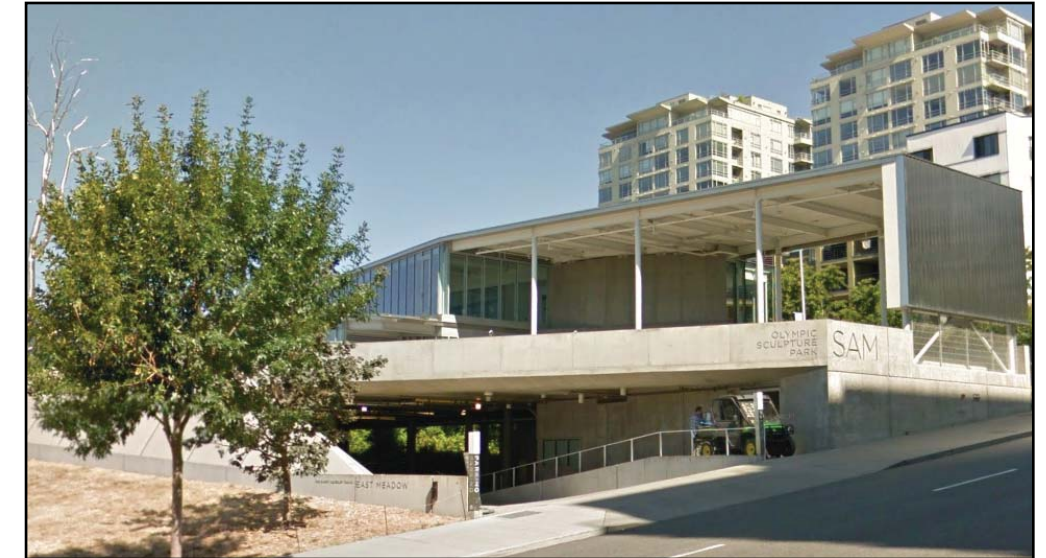
PL4: TRANSPORTATION

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

A. ENTRY LOCATIONS AND RELATIONSHIPS

- **1. Serving all Modes of Travel:** Provide safe and convenient access points or all modes of travel.

This project shall serve all modes of travel. In the project, we provide parking, a bike storage room and also assist residents to utilize public transit.



DC1: PROJECT USES AND ACTIVITIES

Optimize the arrangement of uses and activities on site.

B. VEHICULAR ACCESS AND CIRCULATION

- **1. Access Location and Design:** Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by:
 - a. using existing alleys for access or, where alley access is not feasible, choosing a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use;
 - b. where driveways and curb cuts are unavoidable, minimize the number and width as much as possible; and/or
 - c. employing a multi-sensory approach to areas of potential vehicle pedestrian conflict such as garage exits/entrances. Design features may include contrasting or textured pavement, warning lights and sounds, and similar safety devices.

C. PARKING AND SERVICE USES

- **1. Below-Grade Parking:** Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

B. Vehicular Access Circulation:
Vehicular access will be provided at the back of the project, off the back alley. This minimizes pedestrian and vehicular crossings. Pedestrian access is safely provided through the landscaped route from the sidewalk to the entry.

C. Parking and Service uses:
The parking lot is located at the back of the lot, and can be accessed only via the back alley.



DC2: ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

A. MASSING

- **2. Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries

B. ARCHITECTURAL AND FAÇADE COMPOSITION

- **1. Façade Composition:** Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building

A: Reducing Perceived Mass: The site has been broken up through deep building recesses to alleviate the perceived mass and length of the structure.

B: Façade Composition: All facades of the building will be designed in a uniform arrangement so that there is a consistency to the openings and materiality all the way around the building.



DC3: OPEN SPACE CONCEPT

Integrate open space design with the design of the building so that each complements the other.

A. BUILDING-OPEN SPACE RELATIONSHIP

- **1. Interior/Exterior Fit:** Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

A: Building Open space relationship: An exterior courtyard and an exterior staircase before the residence's entry will be located along the north facade of the building and will provide residents with a direct connection to the outdoors.



DC4: EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces.

B. SIGNAGE

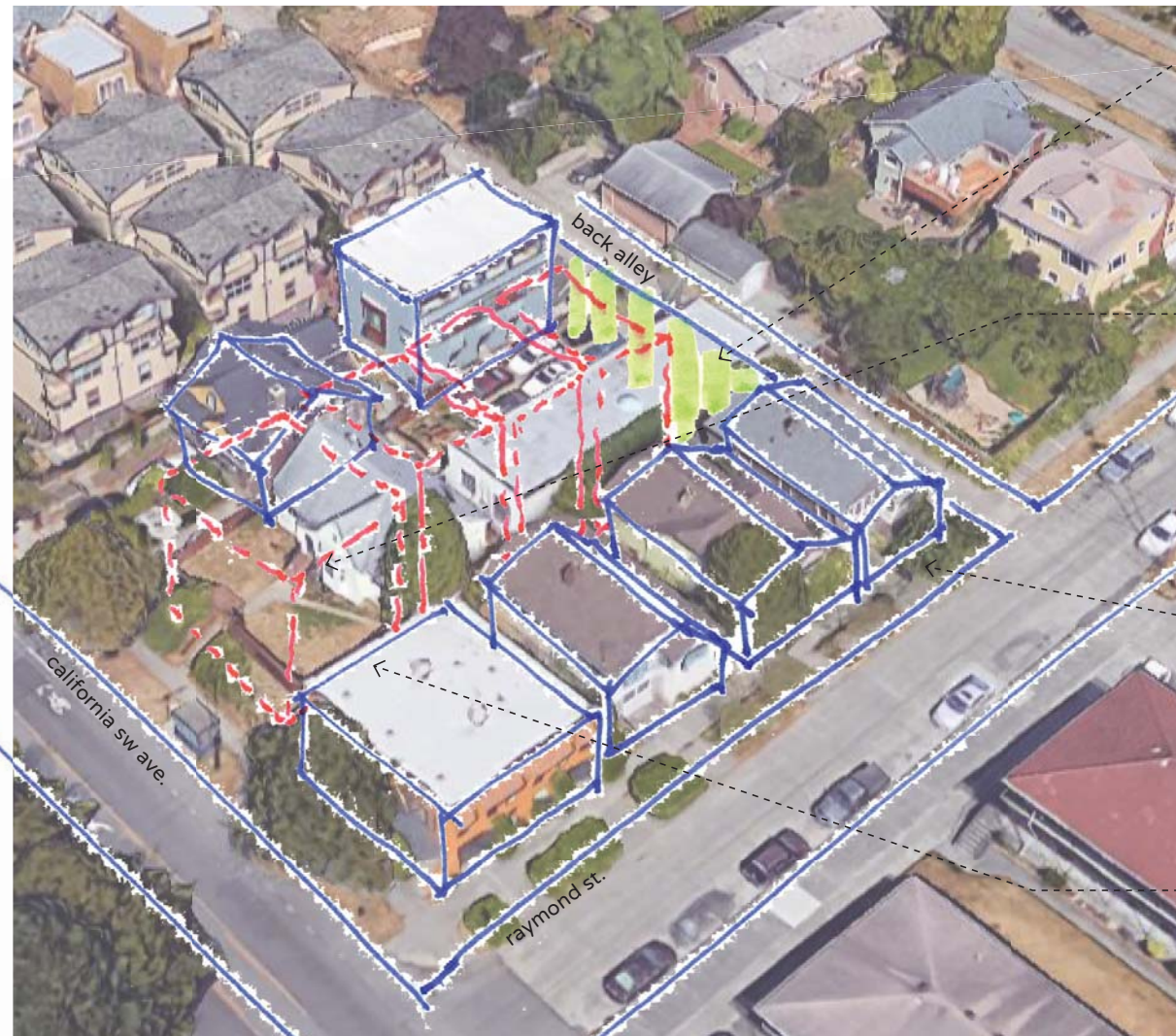
- **1. Scale and Character:** Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs. Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity.
- **2. Coordination With Project Design:** Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

- **1. Choice of Plant Materials:** Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.
- **2. Hardscape Materials:** Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

B. Signage: Signage to the main entry is critical as the main door to the building is on the North side, away from the California Ave. SW.

D. Trees, Landscape and Hardscape materials: Plants will be chosen to accent the design and create inviting courtyards. The project will preserve the existing tree so as to enliven the public area. Permeable materials will be used as necessary in the courtyard.



1.
push away from alley

2.
push down at the street

3.
divide massing to respond to South neighbors

4.
plants along side yard

PAGE INTENTIONALLY LEFT BLANK

MASSING SOLUTIONS

1: Puzzle Piece

37 SEDU + 4 EDU

Bike:	29
Parking:	5
Allowable Max. FAR	15,000 SF
Proposed FAR	14,222 SF
Gross SF	17,955 SF
MAX allowed height	44 FT

Positive

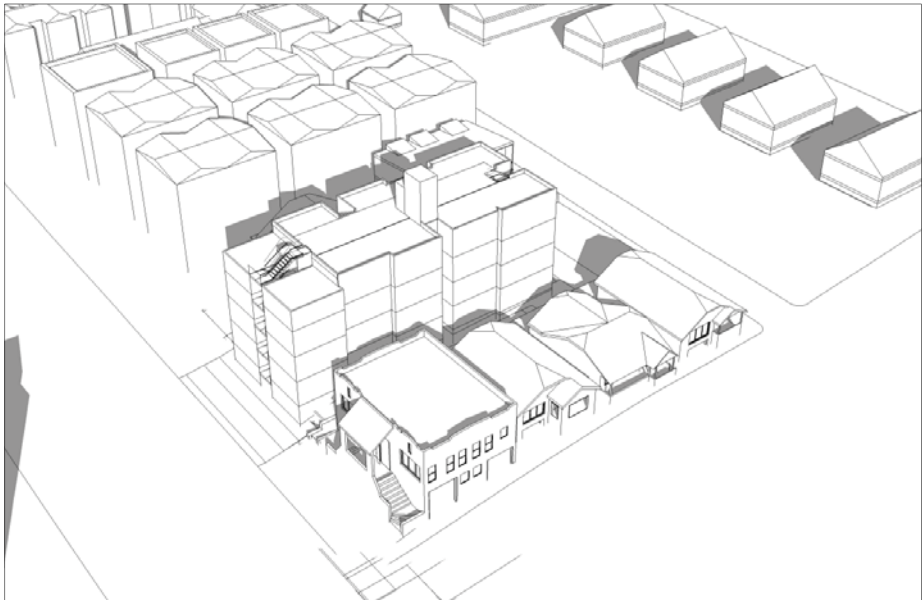
- Frontal vertical circulation to California Ave
- Large rear yard setback
- Building mass broken down with offsets in plan

Negative

- Minimal front setback
- Bulk and scale visible from the South

Departures

- Departure required for Amenity Area
- Current Amenity area provided: 1,050 SF
- Required Amenity area required: 1,875 SF



NOTES

.....

2: Trident

35 SEDU + 4 EDU

Bike:	27
Parking:	0
Allowable Max. FAR	15,000 SF
Proposed FAR	13,006 SF
Gross SF	15,794 SF
MAX allowed height	44 FT

Positive

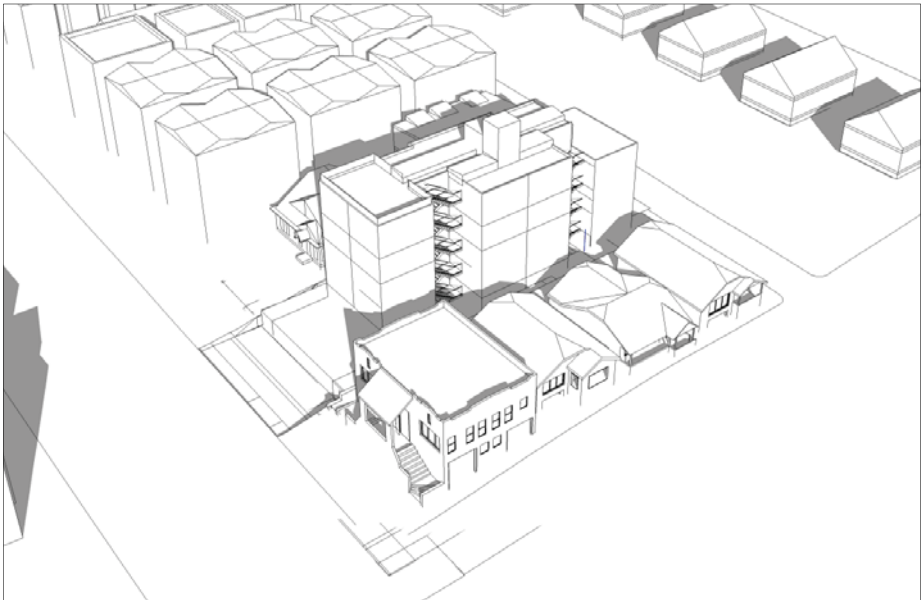
- All units to the South have a view to a courtyard
- Massiveness of building is broken down with exterior stairs
- Large front yard setback

Negative

- Elevator / Clerestory volumes on roof
- No parking provided in the lot
- Mass focussed adjacent to single family zoning

Departures

- Departure required for Facade Length
- Current facade length: 106'-6"
- Required max. Facade Length: 97.5'



NOTES

.....

3: Sawtooth

37 SEDU + 4 EDU

Bike:	29
Parking:	5
Allowable Max. FAR	15,000 SF
Proposed FAR	13,146 SF
Gross SF	15,995 SF
MAX allowed height	44 FT

Positive

- Building frontage is reduced
- Smallest building footprint on site
- Step down volume from the street
- Parking provided
- Large rear setback
- Modulated form

Negative

- Project is close to the California Ave. S

Departures

- No departure required

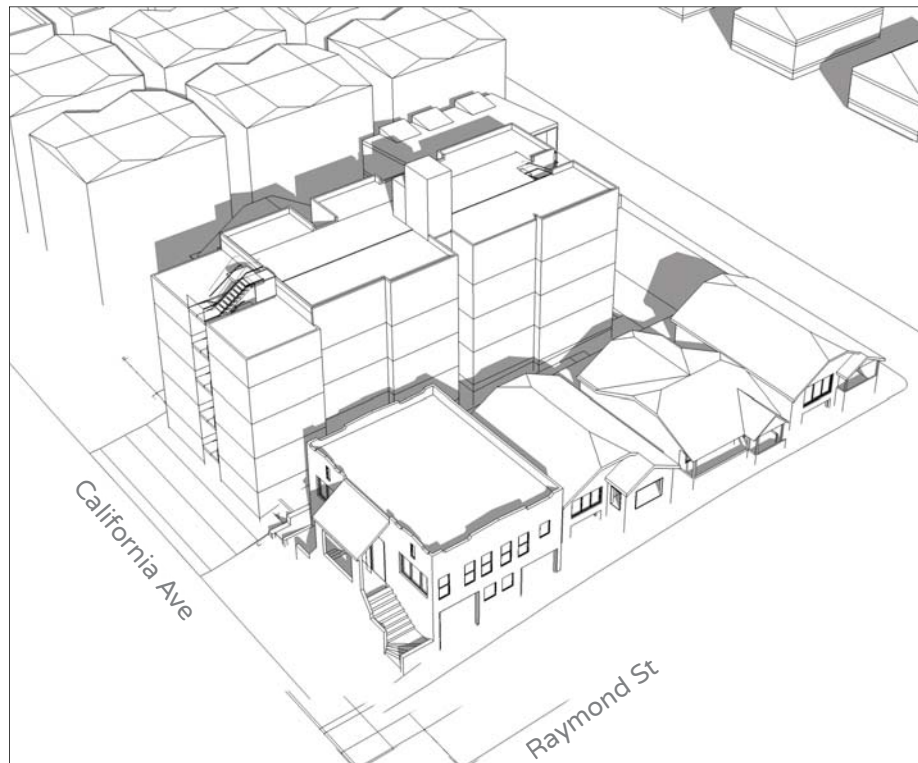


NOTES

.....

SW Aerial Image

Transitioning between low to mid rise buildings.



1: Puzzle Piece

37 SEDU + 4 EDU

Bike:	29
Parking:	5
Allowable Max. FAR	15,000 SF
Proposed FAR	14,222 SF
Gross SF	17,955 SF
MAX allowed height	44 FT

Positive

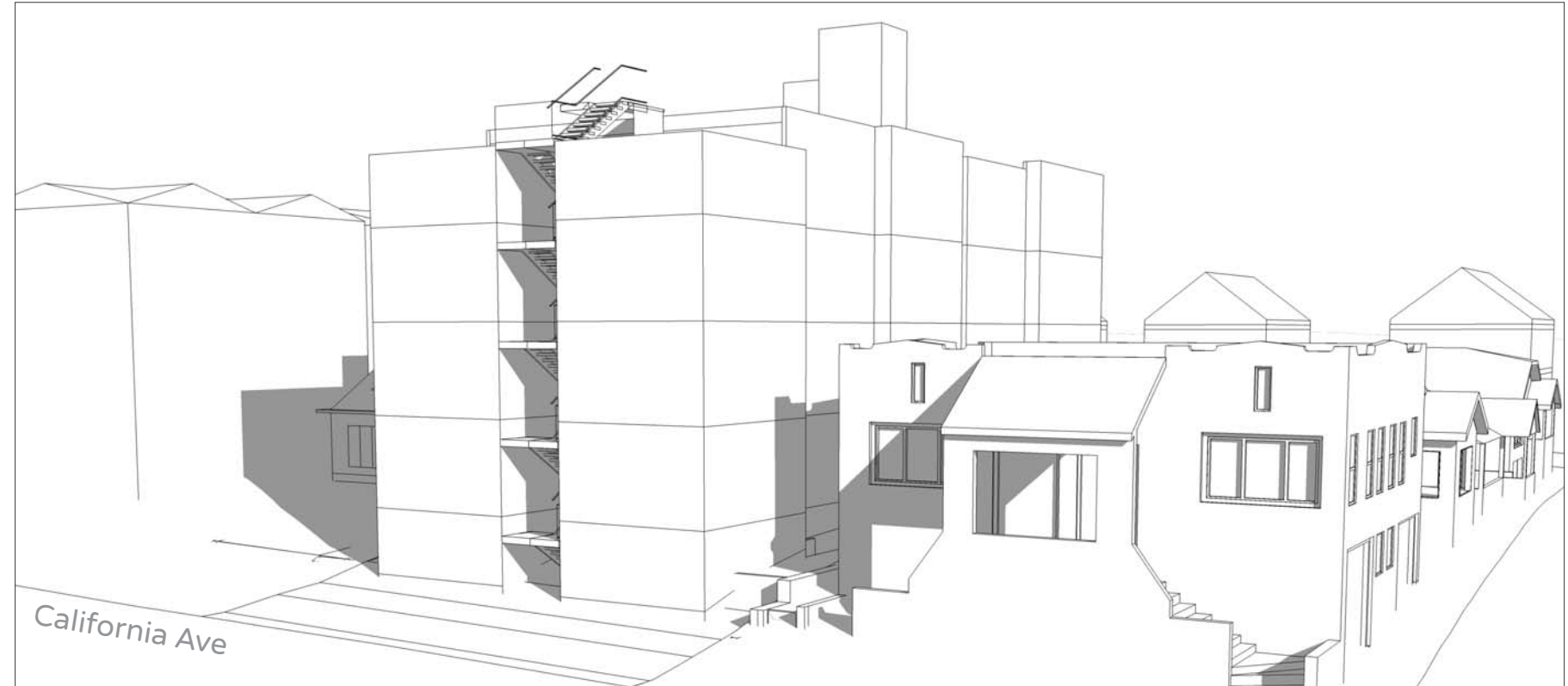
- Frontal vertical circulation to California Ave
- Large rear yard setback
- Building mass broken down with offsets in plan

Negative

- Minimal front setback
- Bulk and scale visible from the South

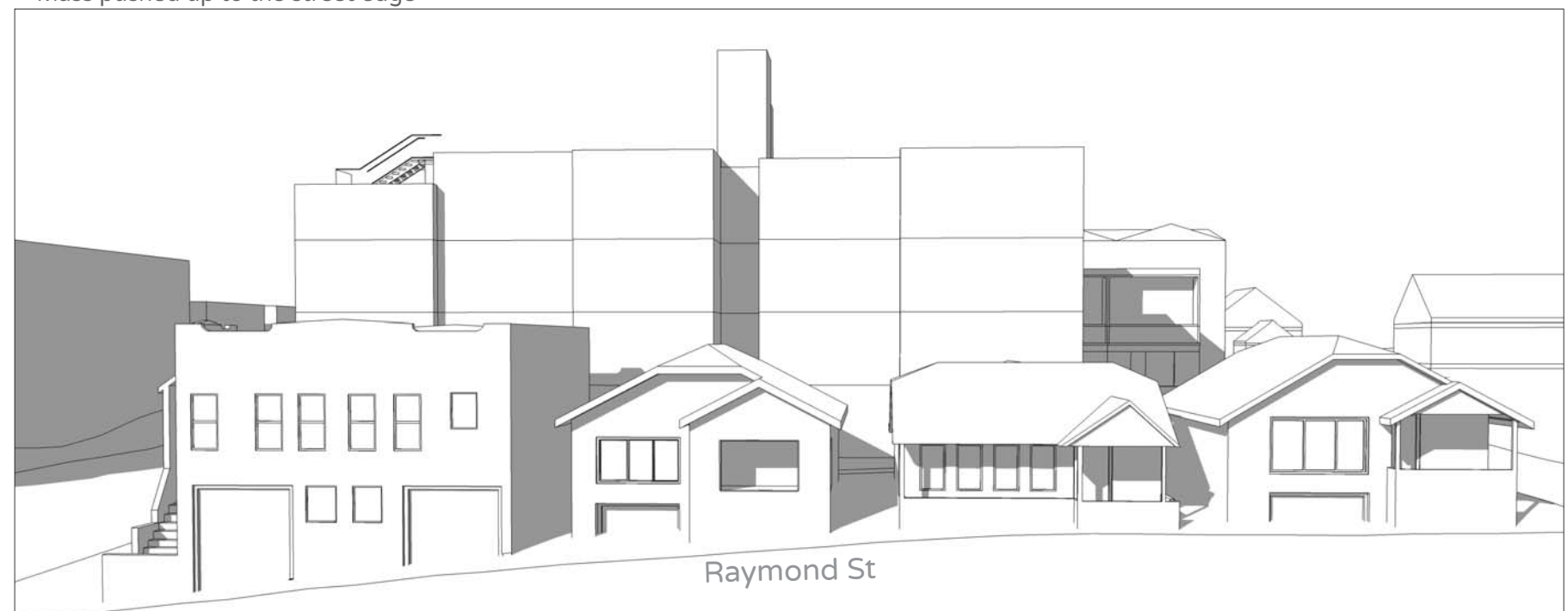
Departures

- Departure required for Amenity Area
- Current Amenity area provided: 1,050 SF
- Required Amenity area required: 1,875 SF



Elevated SW Perspective

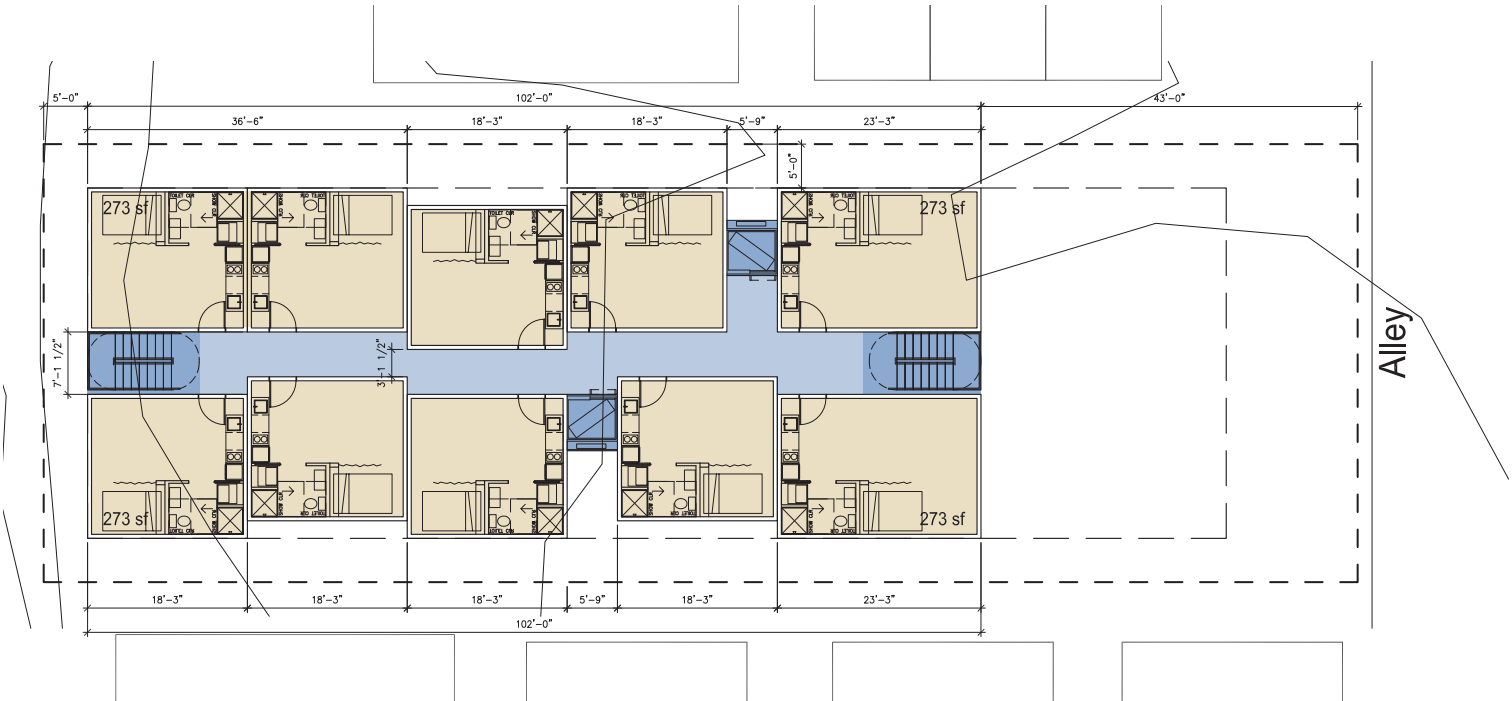
Main Entrance off of California Ave.
- Mass pushed up to the street edge



South Elevation

Southern Facade Visible over Smaller Residences
- Elevator tower visible from the south

- Residential Unit
- Circulation
- Lobby/Amenity Space
- Green Space
- Parking

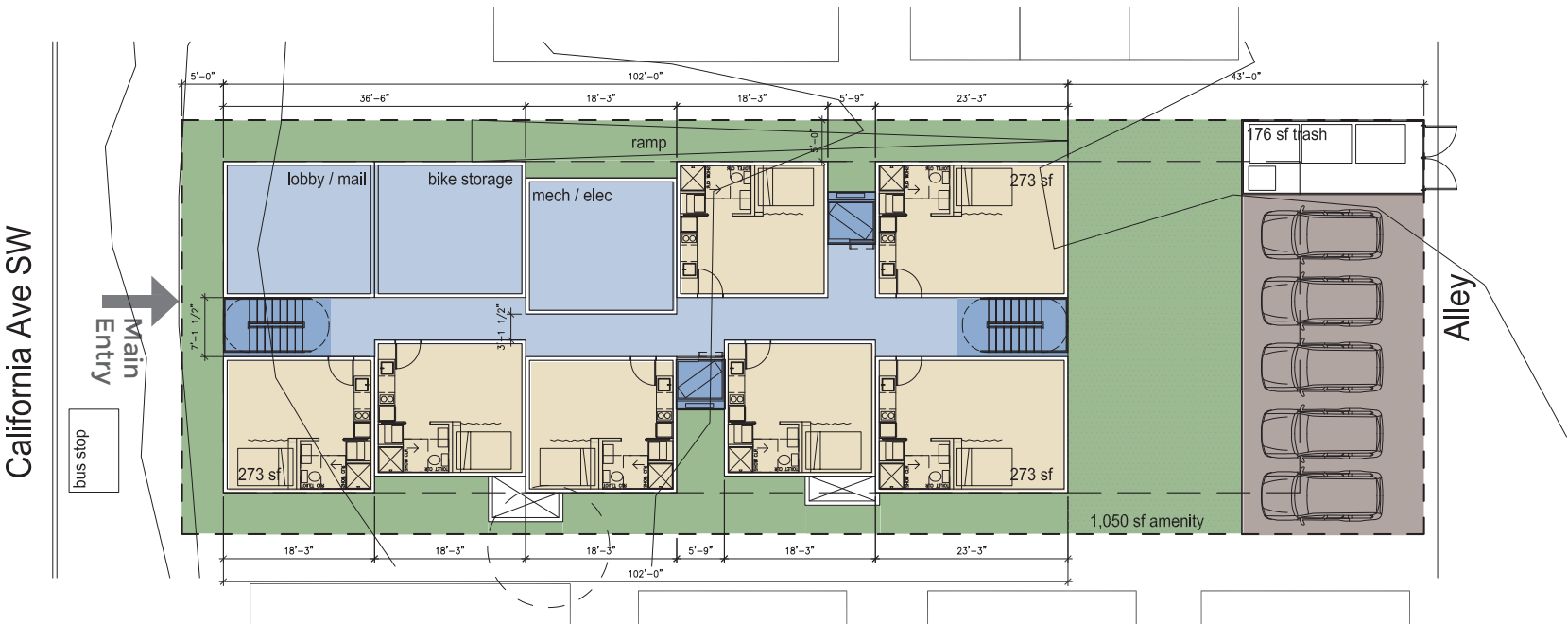


↑ N
Typical Floor Plan

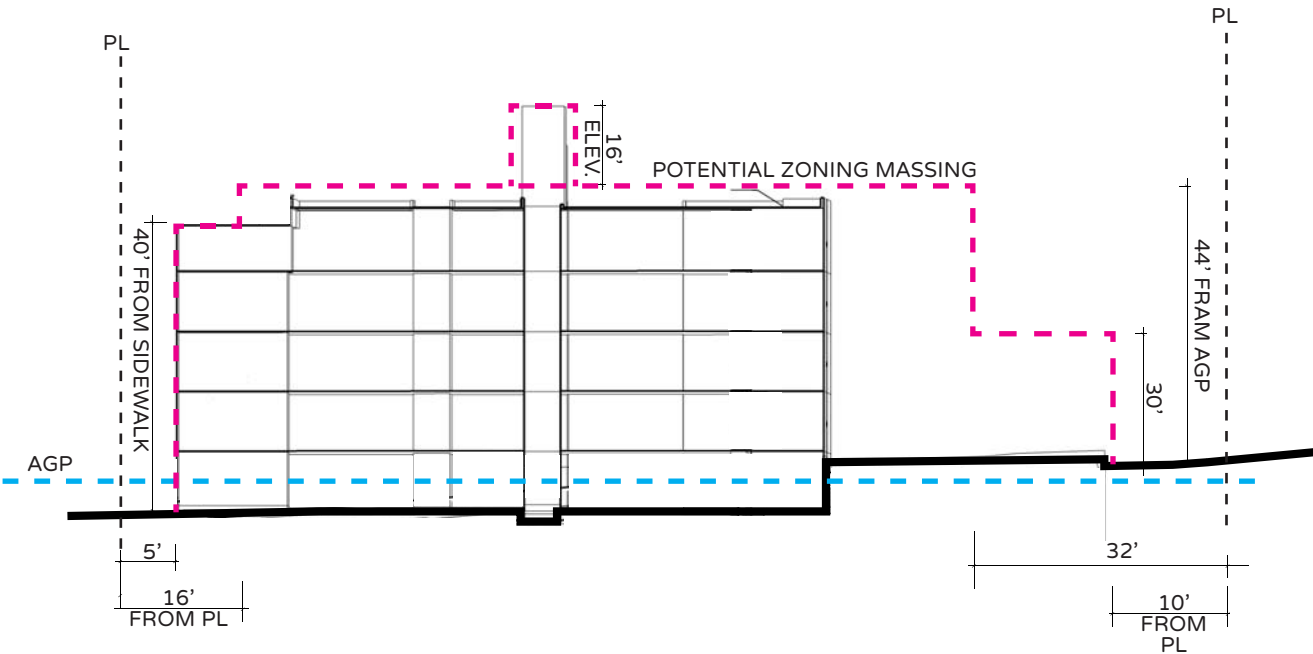


View from the back alley

1,050 SF AMENITY AREA PROVIDED THUS REQUIRING AMENITY ZONE DEPARTURE



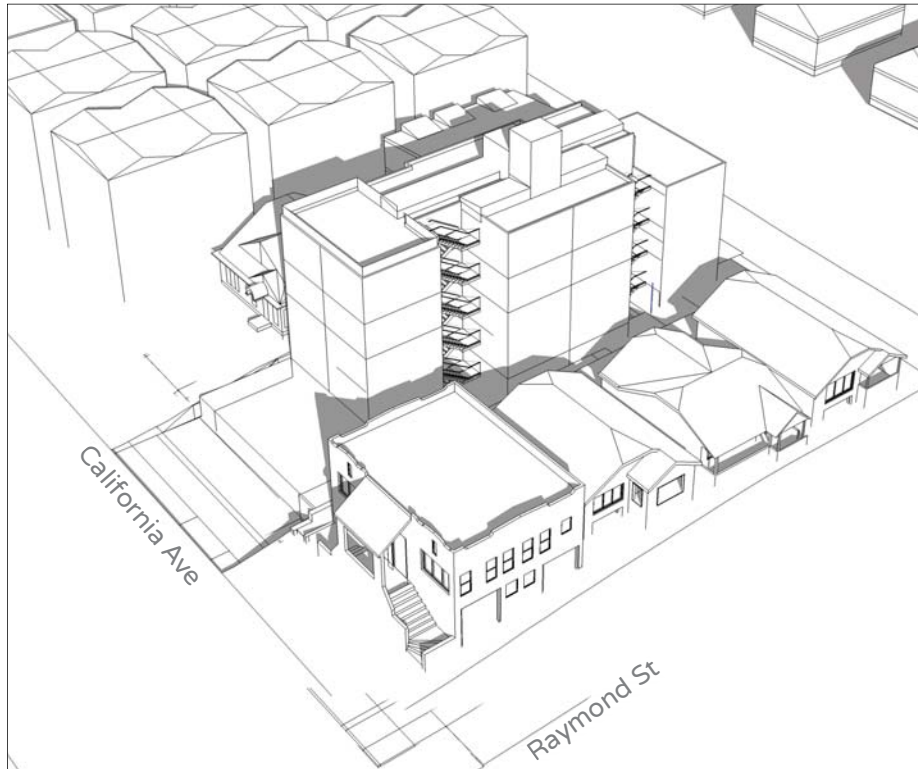
↑ N
Ground Floor Plan



Section

SW Aerial Image

Transitioning between low to mid rise buildings.



2: Trident

35 SEDU + 4 EDU

Bike:	27
Parking:	0
Allowable Max. FAR	15,000 SF
Proposed FAR	13,006 SF
Gross SF	15,794 SF
MAX allowed height	44 FT

Positive

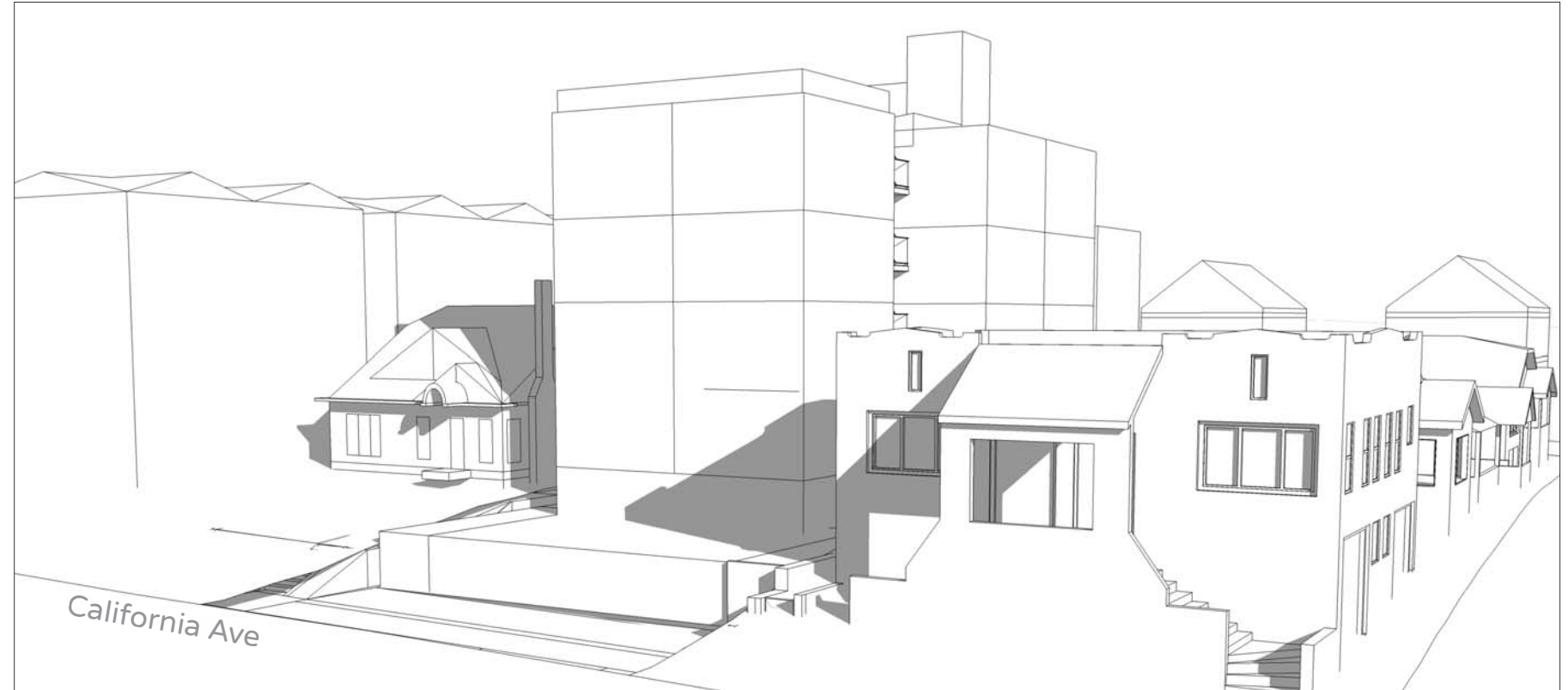
- All units to the South have a view to a courtyard
- Massiveness of building is broken down with exterior stairs
- Large front yard setback

Negative

- Elevator / Clerestory volumes on roof
- No parking provided in the lot
- Mass focussed adjacent to single family zoning

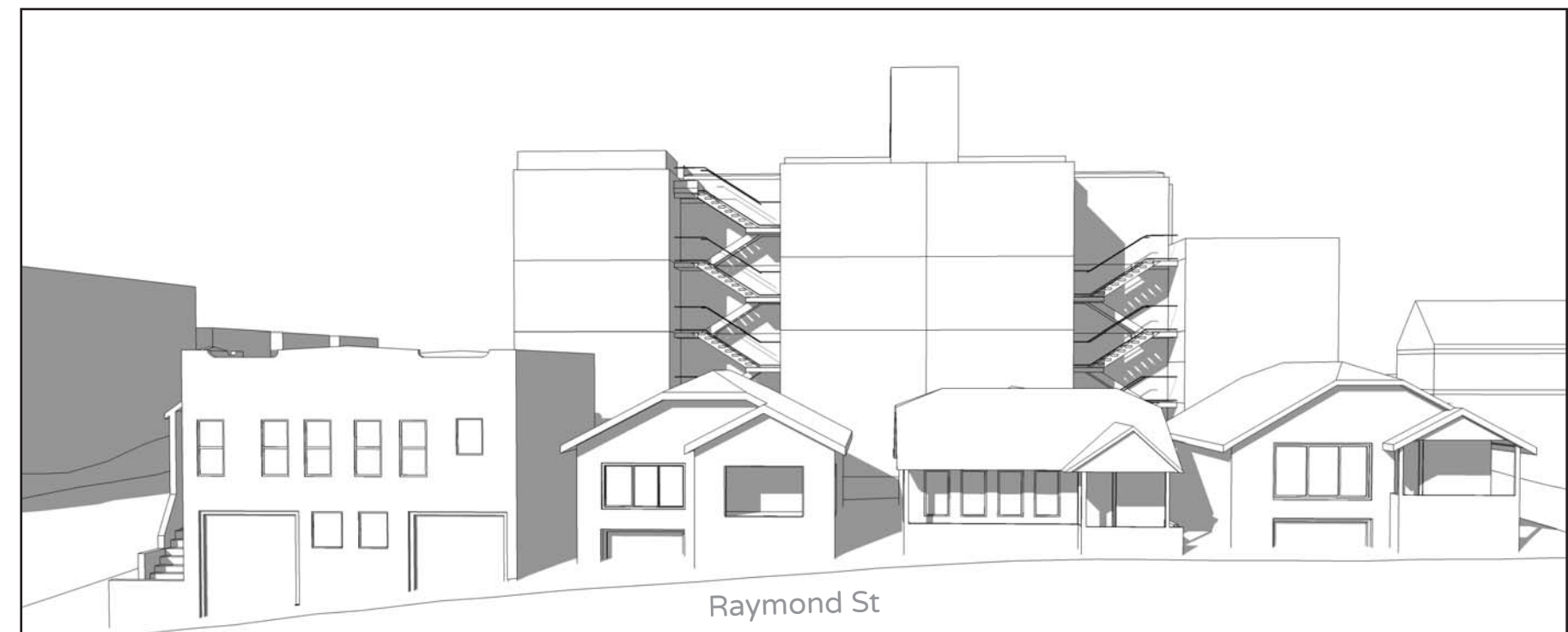
Departures

- Departure required for Facade Length
- Current facade length: 106'-6"
- Required max. Facade Length: 97.5'



Elevated SW Perspective

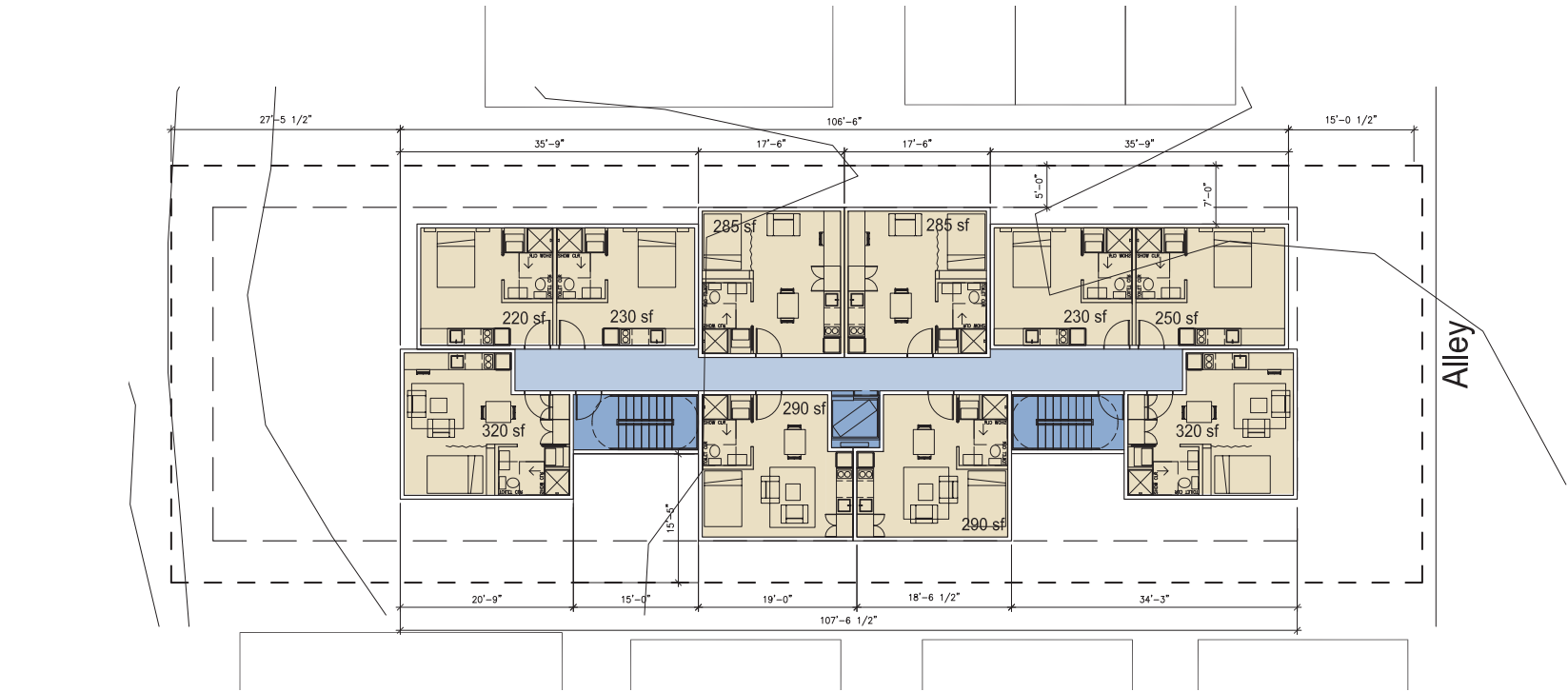
Main Entrance off of California Ave.



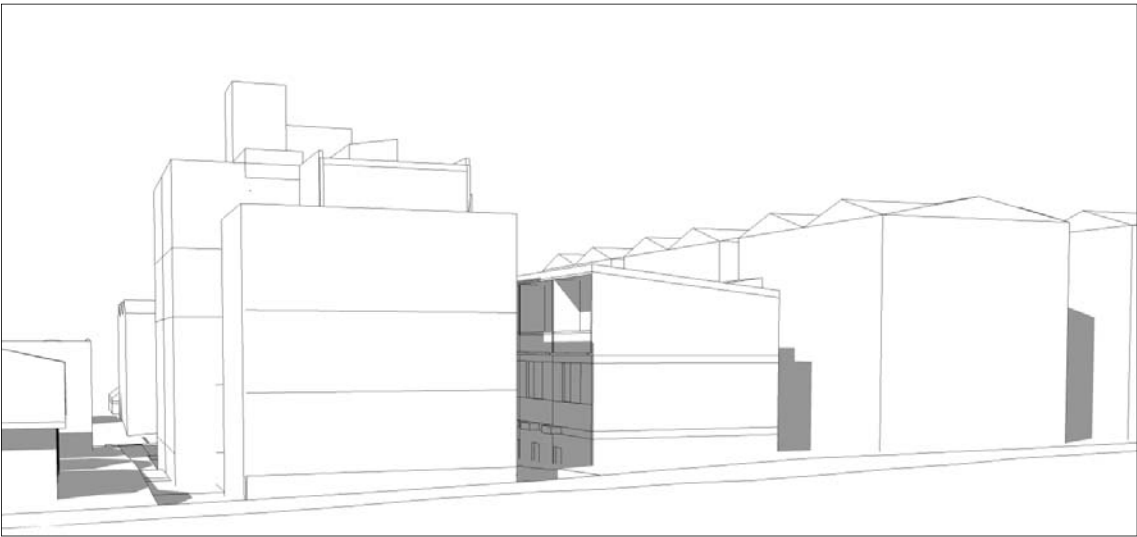
South Elevation

Southern Facade Visible over Smaller Residences

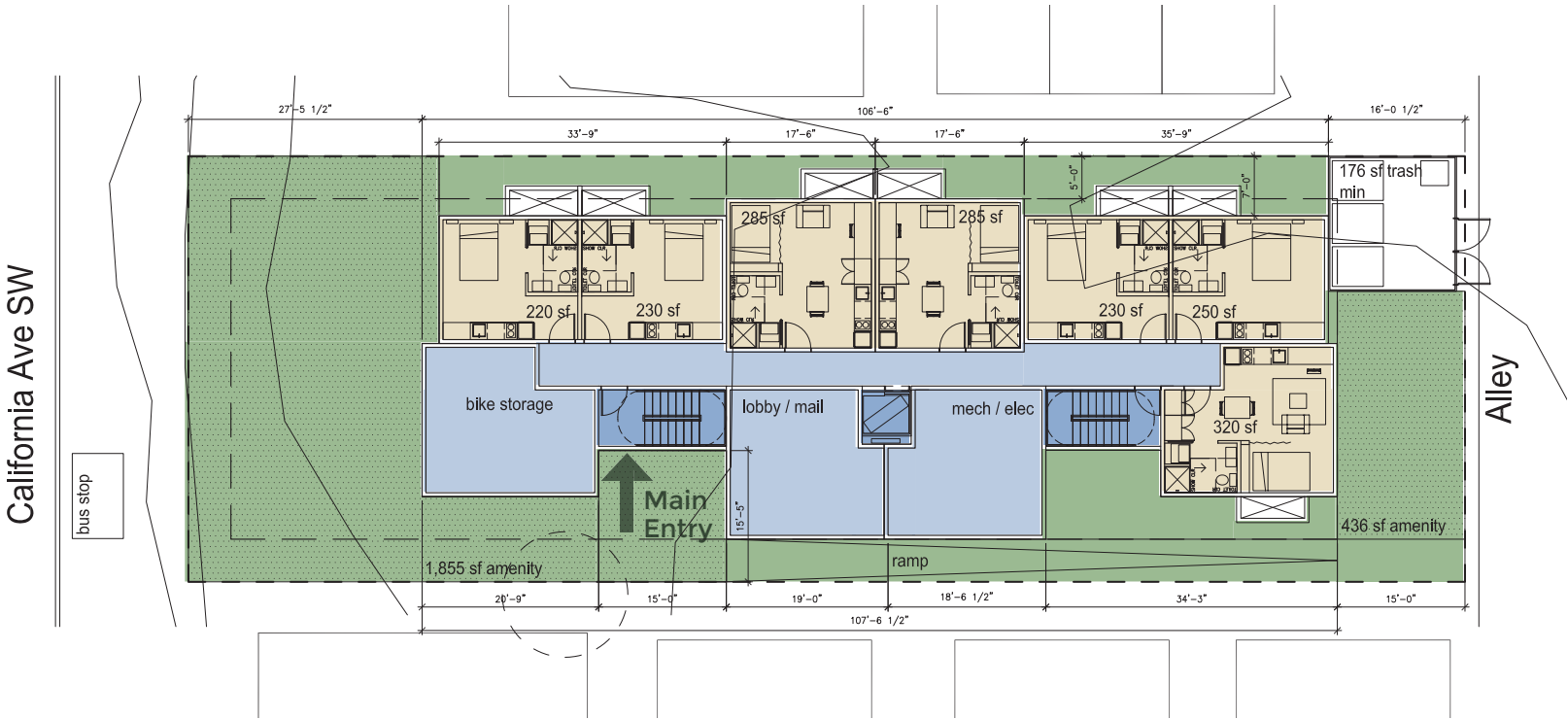
- Residential Unit
- Circulation
- Lobby/Amenity Space
- Green Space
- Parking



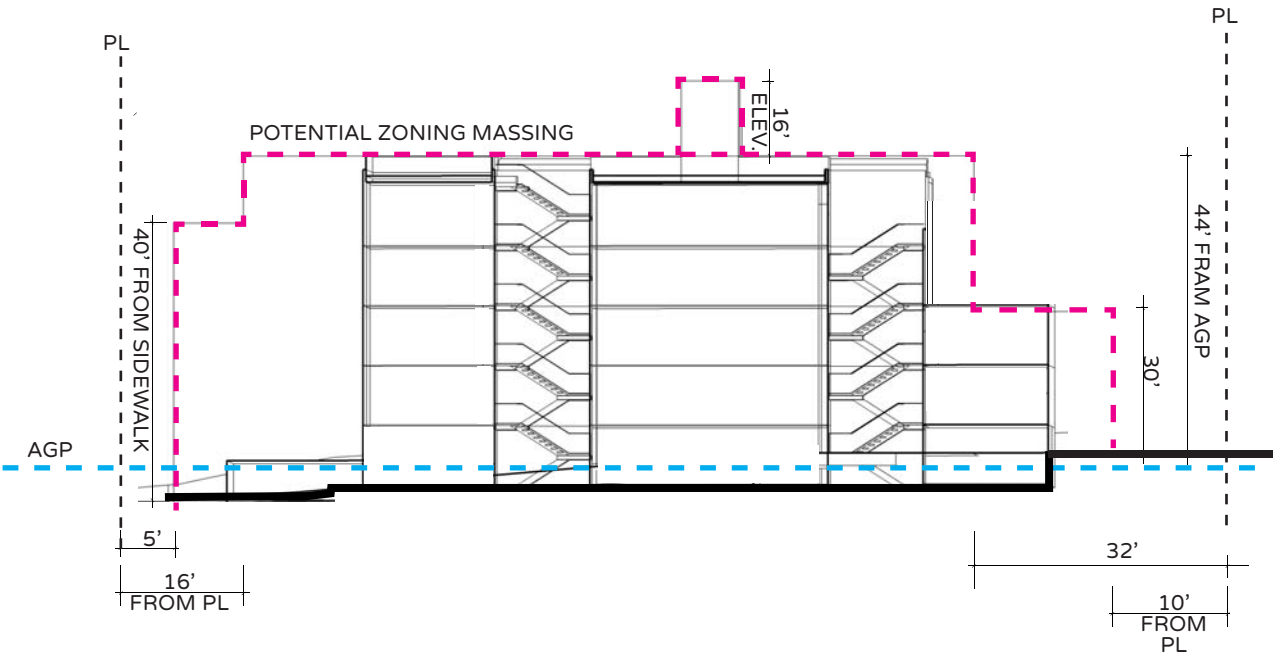
↑ N
Typical Floor Plan



View from the back alley



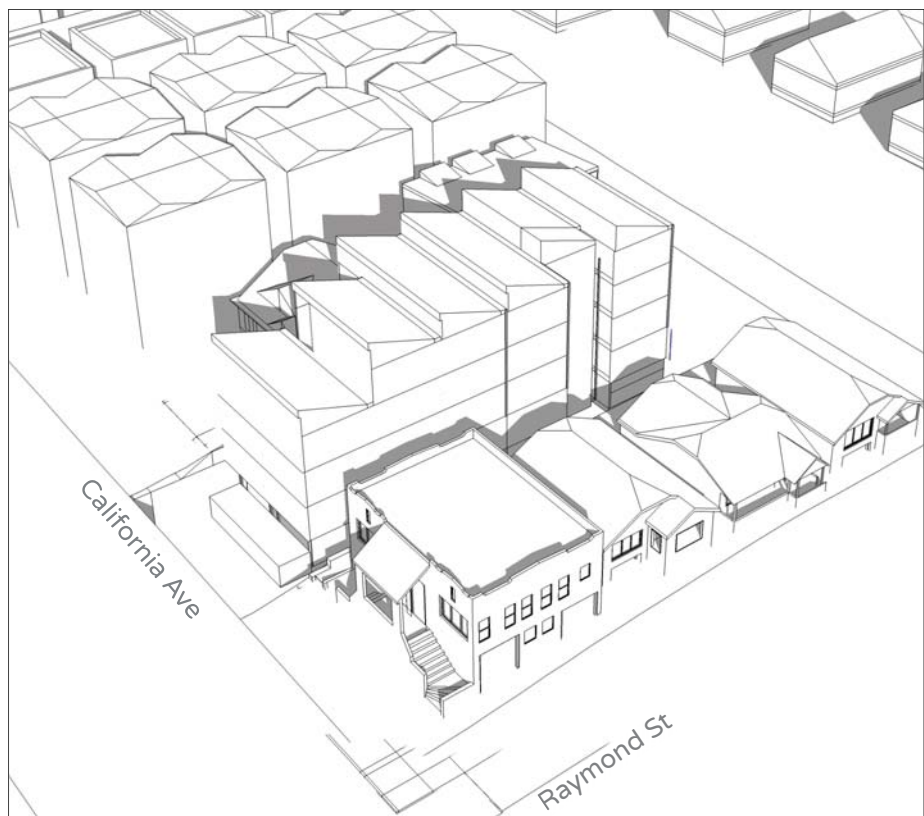
↑ N
Ground Floor Plan



Section

SW Aerial Image

Transitioning between low to mid rise buildings.



3: Sawtooth

37 SEDU + 4 EDU

Bike:	29
Parking:	5
Allowable Max. FAR	15,000 SF
Proposed FAR	13,146 SF
Gross SF	15,995 SF
MAX allowed height	44 FT

Positive

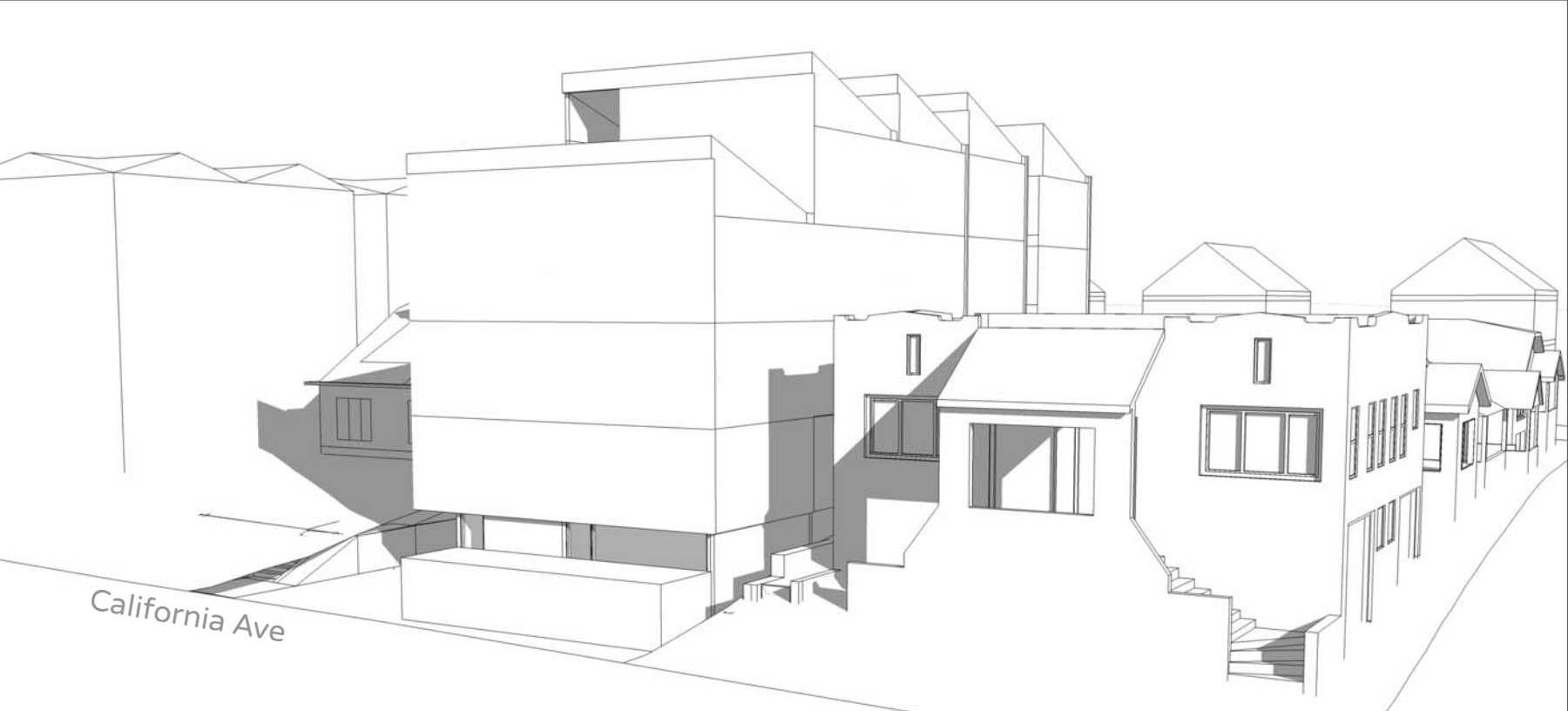
- Building frontage is reduced
- Smallest building footprint on site
- Step down volume from the street
- Parking provided
- Large rear setback
- Modulated form

Negative

- Project is close to the California Ave. S

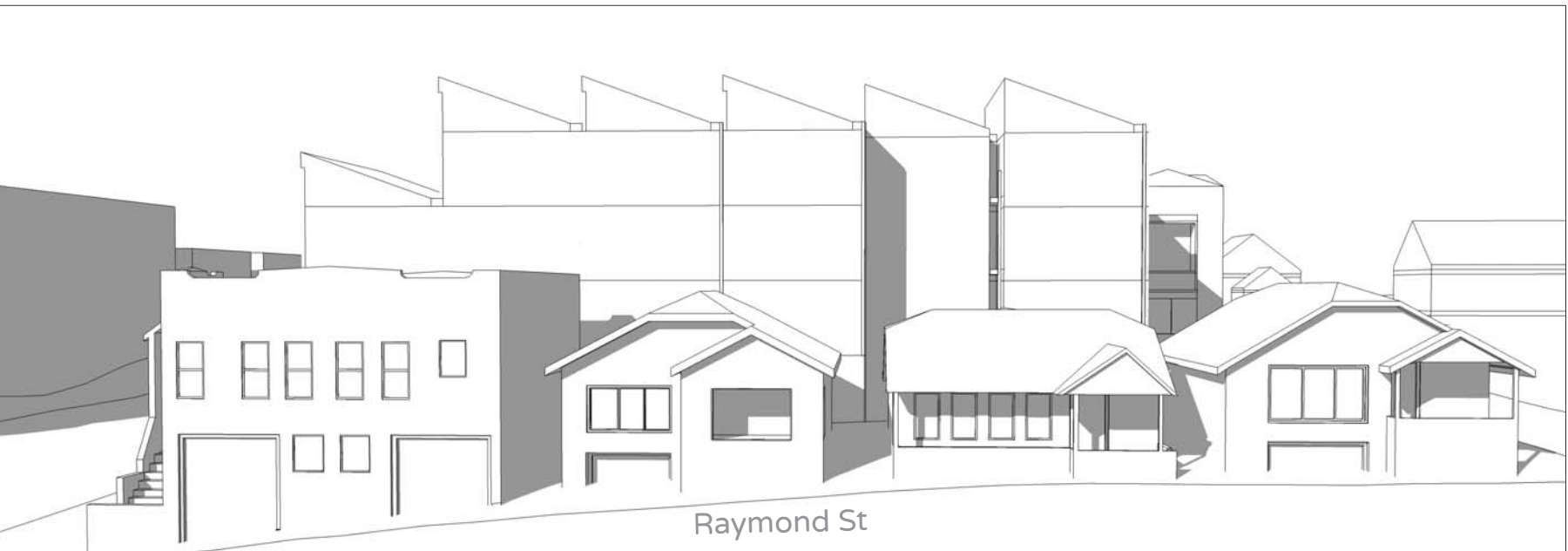
Departures

- No departure required



Elevated SW Perspective

Main Entrance off of California Ave.



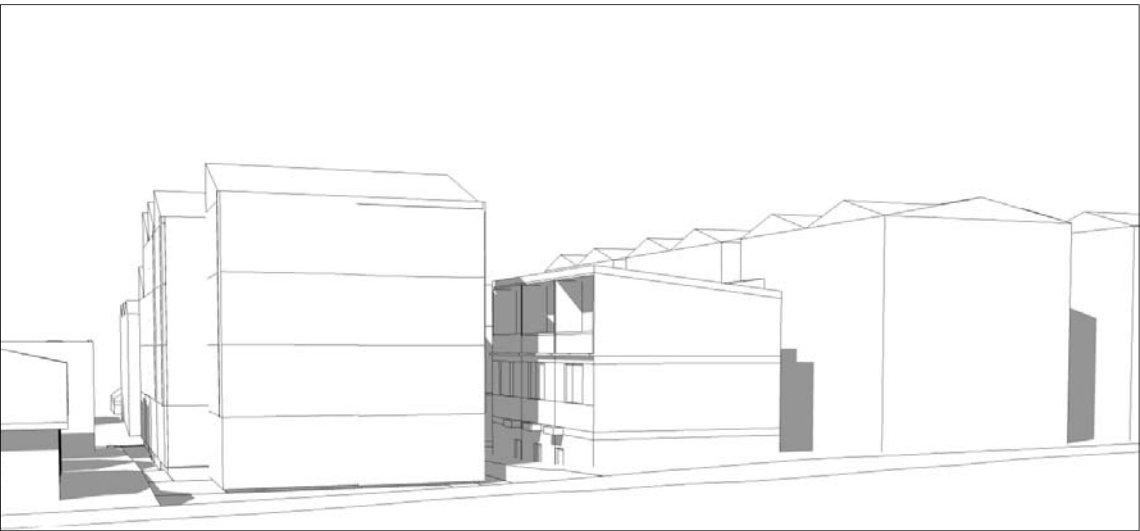
South Elevation

Southern Facade Visible over Smaller Residences

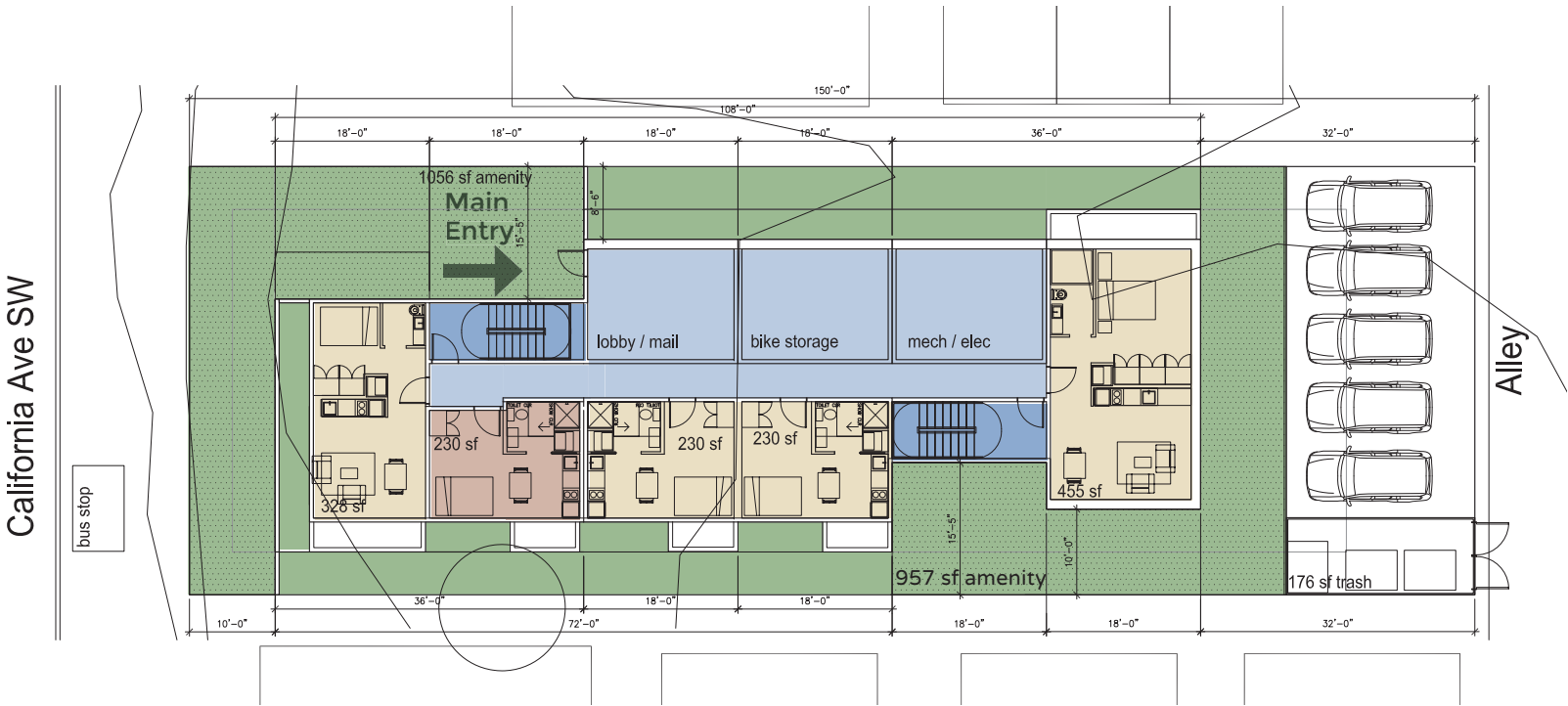
- Residential Unit
- Circulation
- Lobby/Amenity Space
- Green Space
- Parking



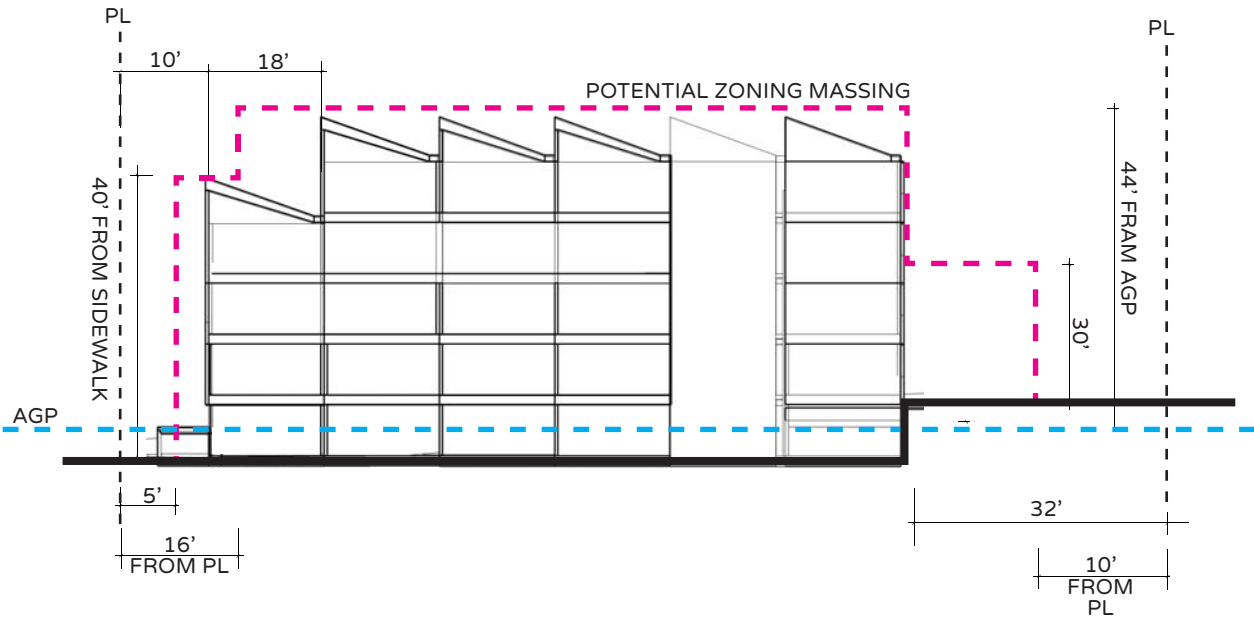
↑ N
Typical Floor Plan



View from the back alley



↑ N
Ground Floor Plan



Section

1: Puzzle Piece

37 SEDU + 4 EDU	
Bike:	29
Parking:	5
Allowable Max. FAR	15,000 SF
Proposed FAR	14,222 SF
Gross FAR	17,955 SF

Positive

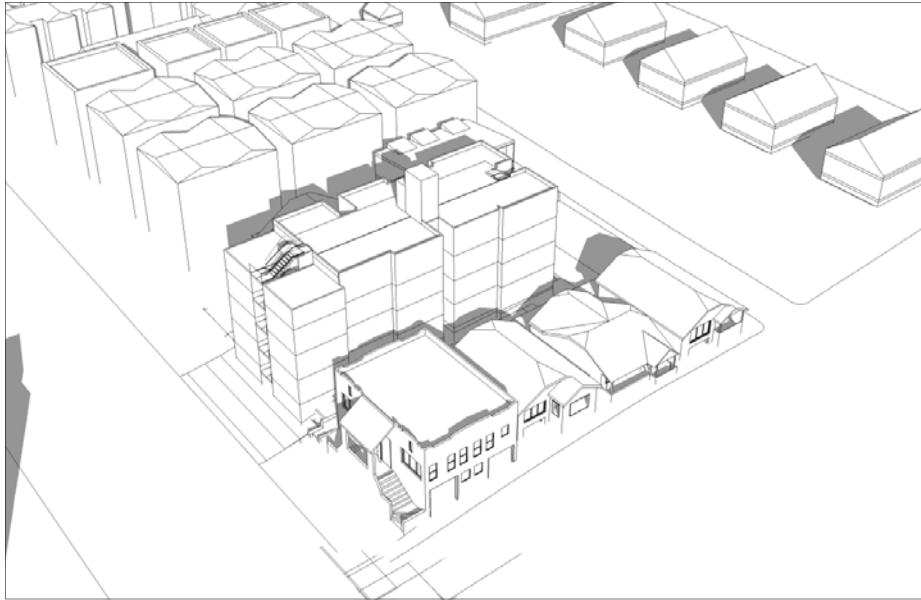
- Frontal vertical circulation to California Ave
- Large rear yard setback
- Building mass broken down with offsets in plan

Negative

- Minimal front setback
- Bulk and scale visible from the South

Departures

- Departure required for Amenity Area
- Current Amenity area provided: 1,050 SF
- Required Amenity area required: 1,875 SF



NOTES

.....

2: Trident

35 SEDU + 4 EDU	
Bike:	27
Parking:	0
Allowable Max. FAR	15,000 SF
Proposed FAR	13,006 SF
Gross FAR	15,794 SF
MAX allowed height	44 FT

Positive

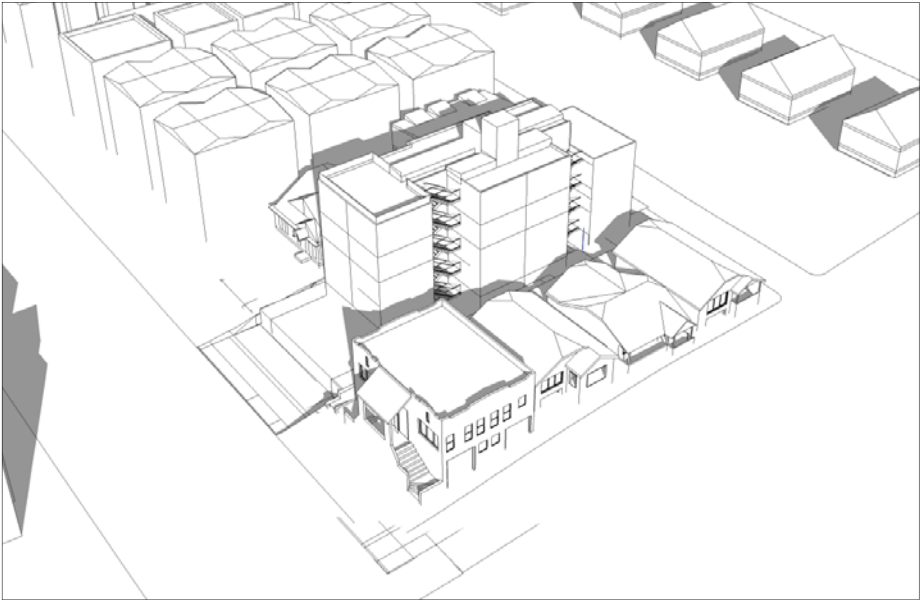
- All units to the South have a view to a courtyard
- Massiveness of building is broken down with exterior stairs
- Large front yard setback

Negative

- Elevator / Clerestory volumes on roof
- No parking provided in the lot
- Mass focussed adjacent to single family zoning

Departures

- Departure required for Facade Length
- Current facade length: 106'-6"
- Required max. Facade Length: 97.5'



NOTES

.....

3: Sawtooth (preferred)

37 SEDU + 4 EDU	
Bike:	29
Parking:	5
Allowable Max. FAR	15,000 SF
Proposed FAR	13,146 SF
Gross FAR	15,995 SF
MAX allowed height	44 FT

Positive

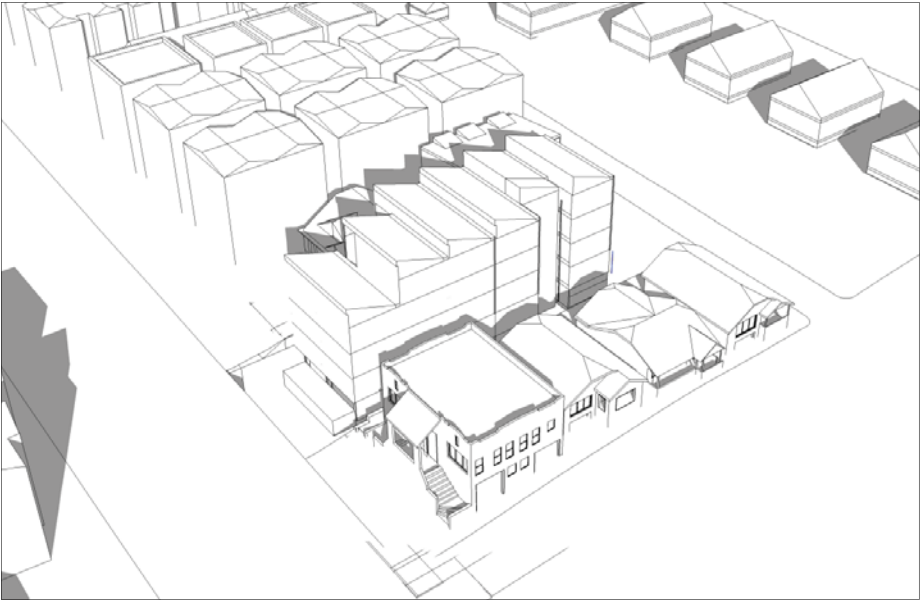
- Building frontage is reduced
- Smallest building footprint on site
- Step down volume from the street
- Parking provided
- Large rear setback
- Modulated form

Negative

- Project is close to the California Ave. S

Departures

- No departure required



NOTES

.....

CONCEPT DEVELOPMENT

Materiality

Inspiration from Context
along California Ave SW



Northwest Perspective



Townhouses on California Ave
SW with Hardi-Plank siding



Townhouses on California Ave
SW with varied roof form



Neighbors to south with playful
colors and plank siding



Present project in
Portland with clerestories



Present project in
Portland with playful color

Landscape Development



1 - Gated Entry but still provides view into/out



2- Entry court with seating / landscaping



3 - At grade exterior patios to north



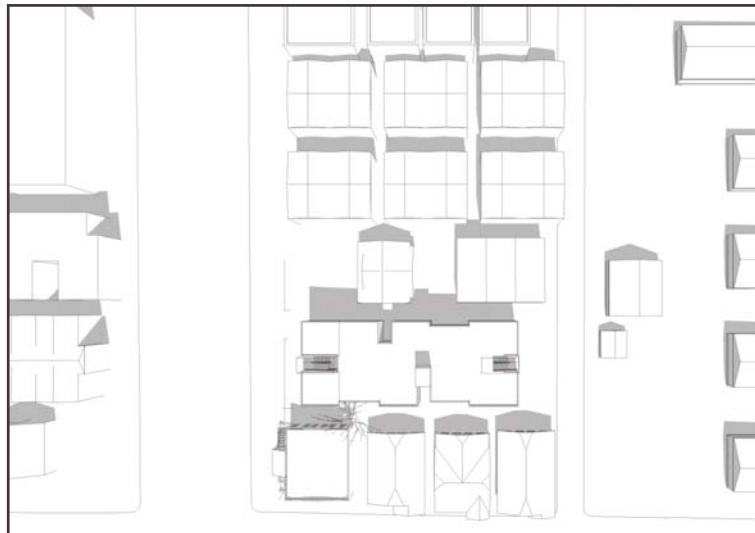
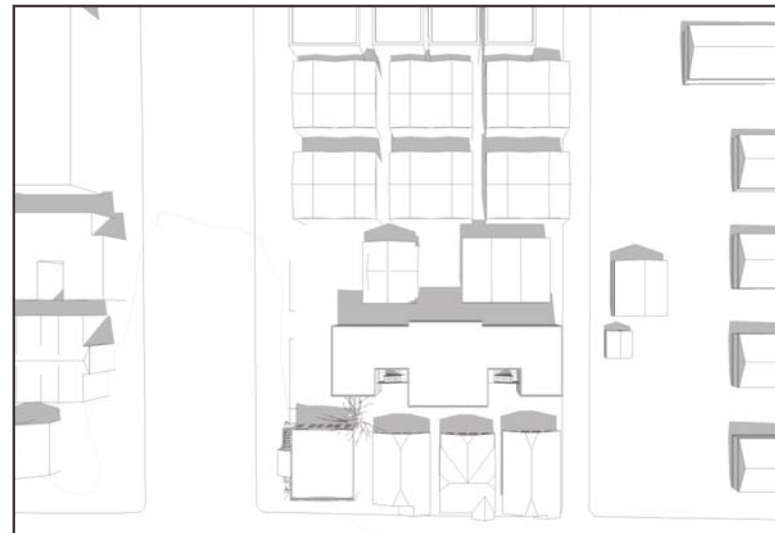
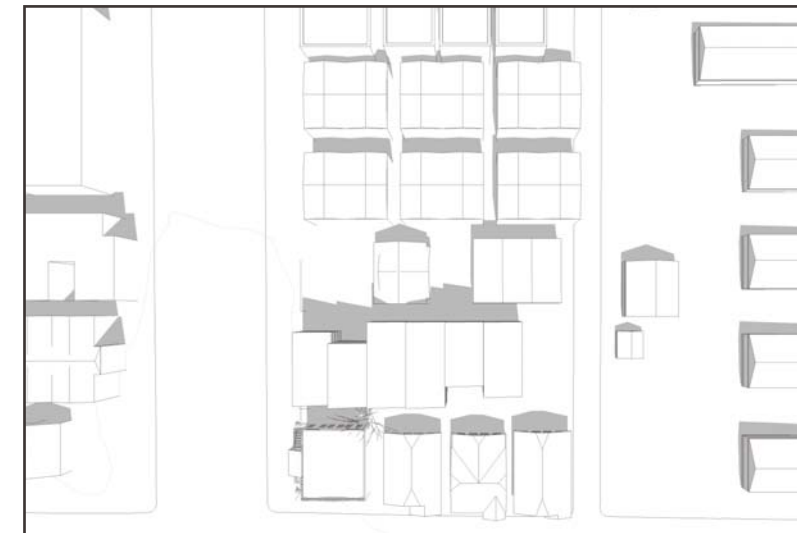
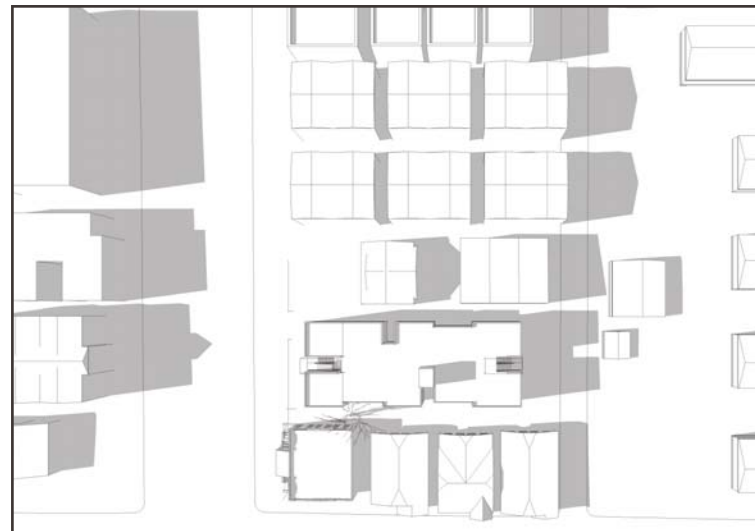
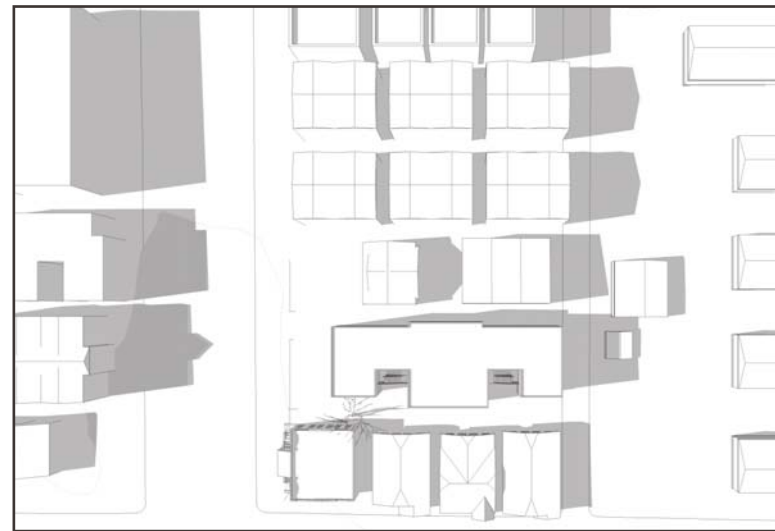
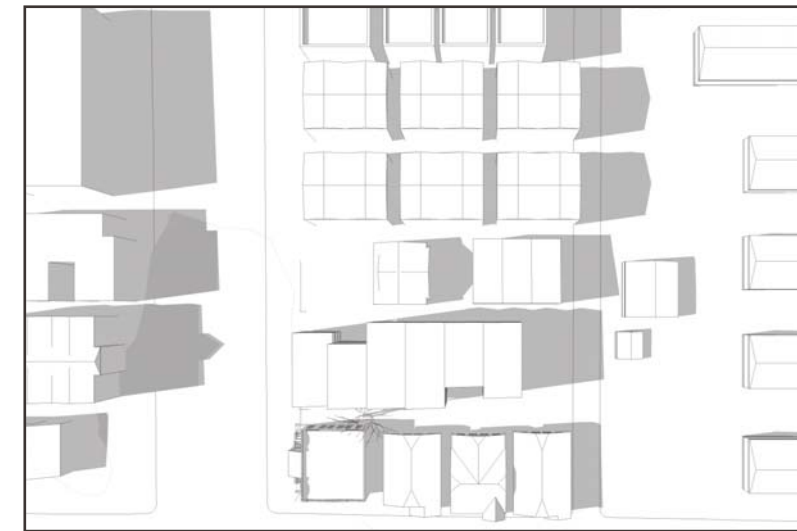
4 - Decorative Paving Elements



5 - Grasscrete Pavers at Alley

- Hardscape
- Landscape
- Bioplanter

APPENDIX

**1: morning****2: morning****3: morning****1: noon****2: noon****3: noon****1: afternoon****2: afternoon****3: afternoon**

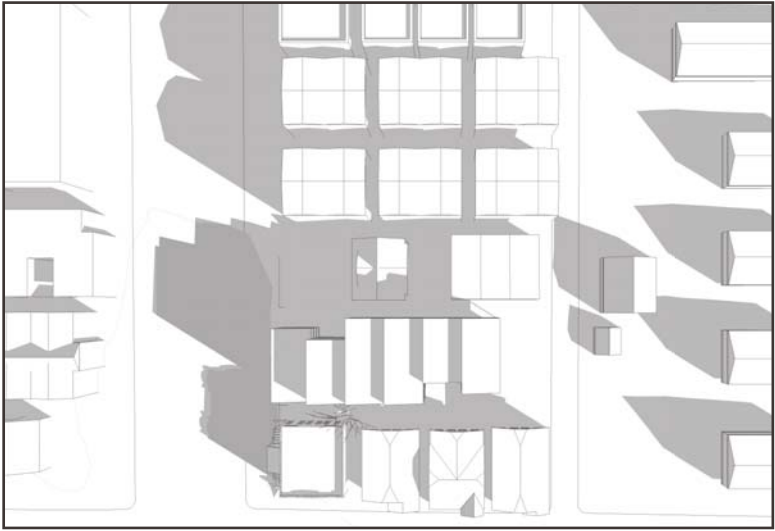
summer solstice



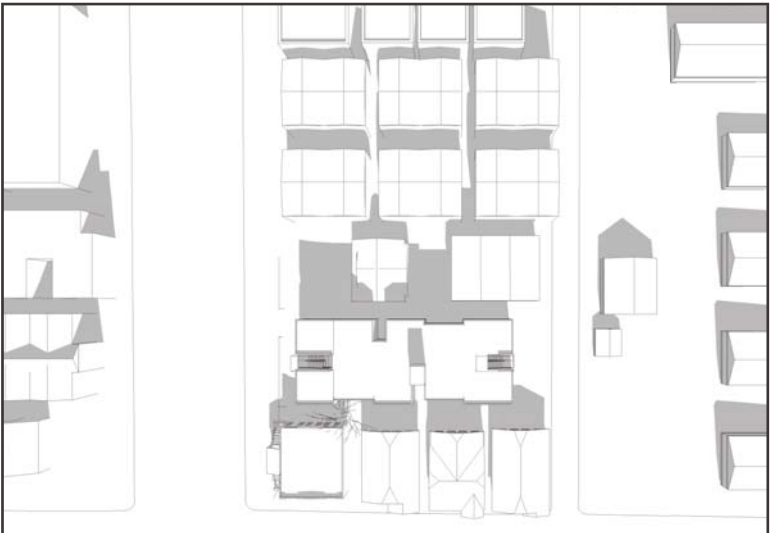
1: morning



2: morning



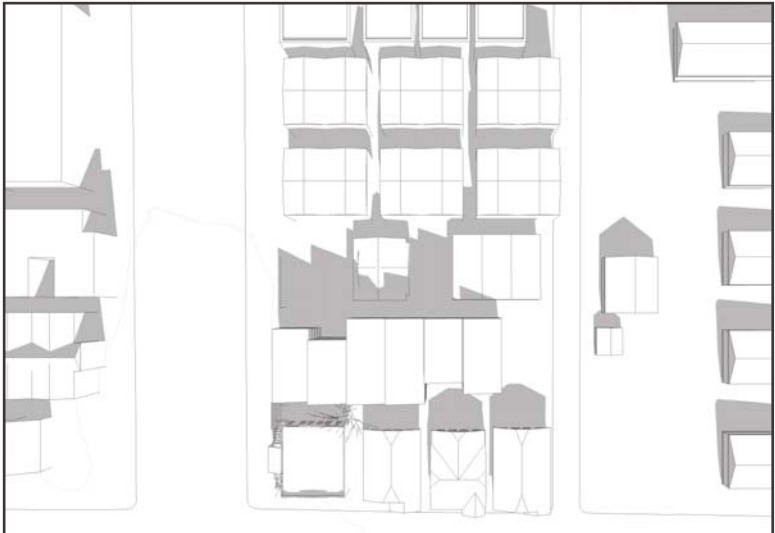
3: morning



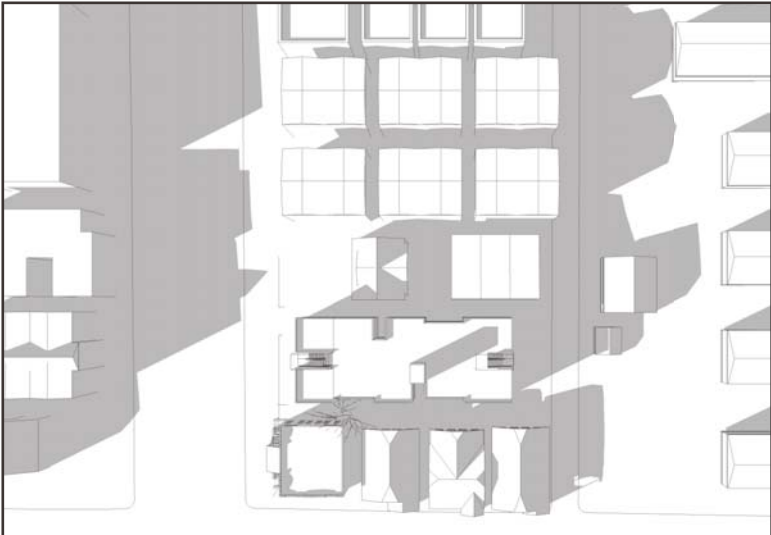
1: noon



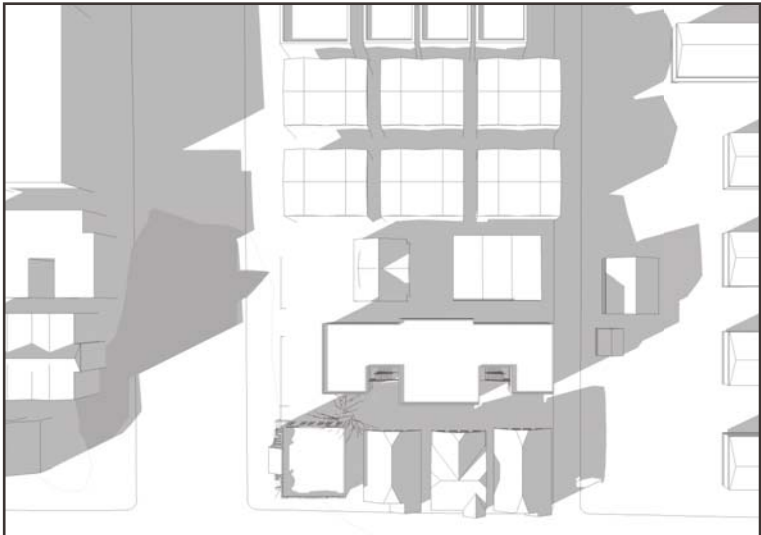
2: noon



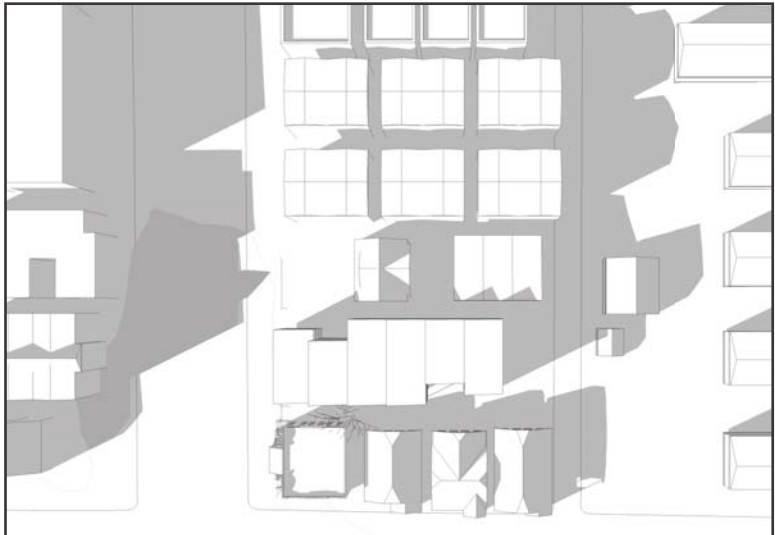
3: noon



1: afternoon

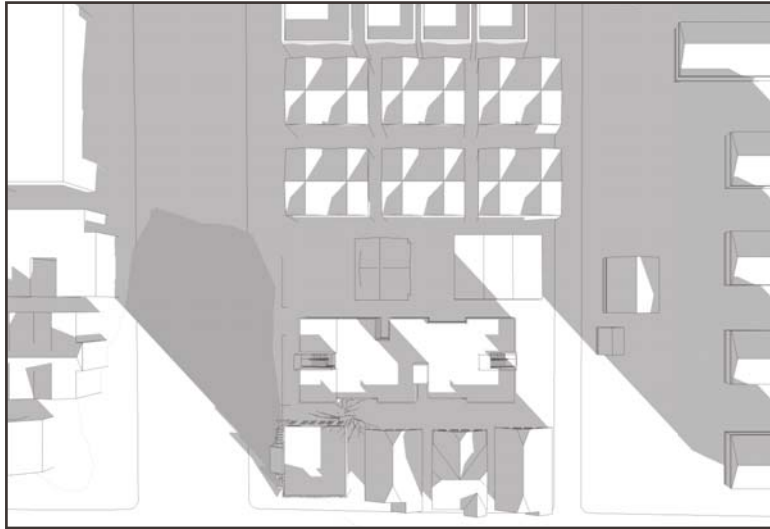
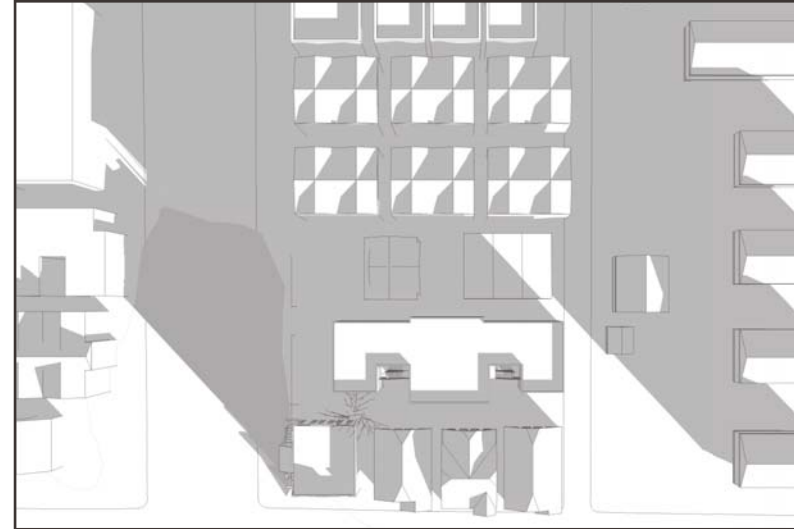
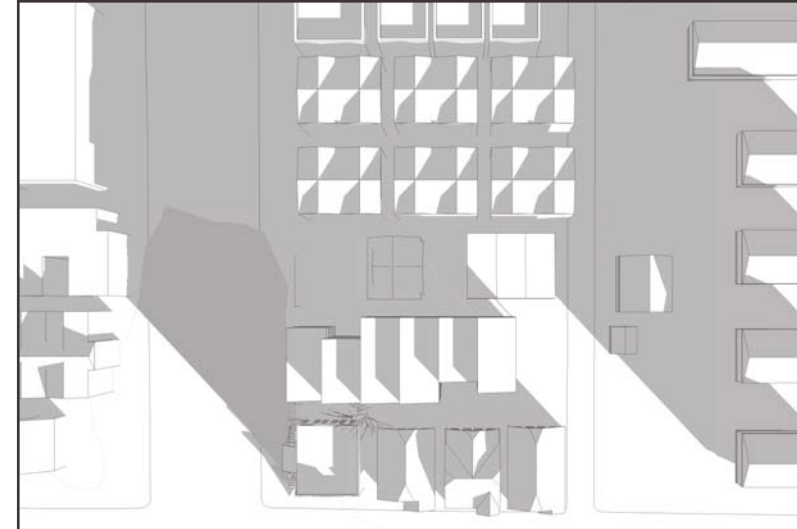
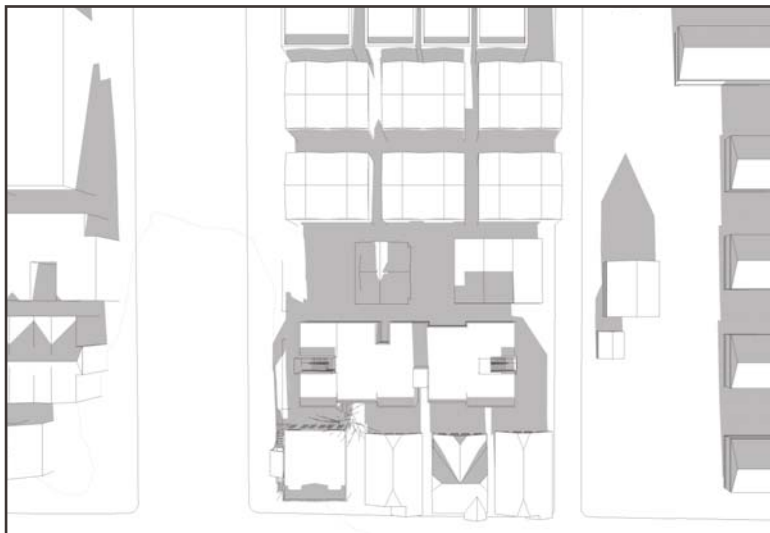
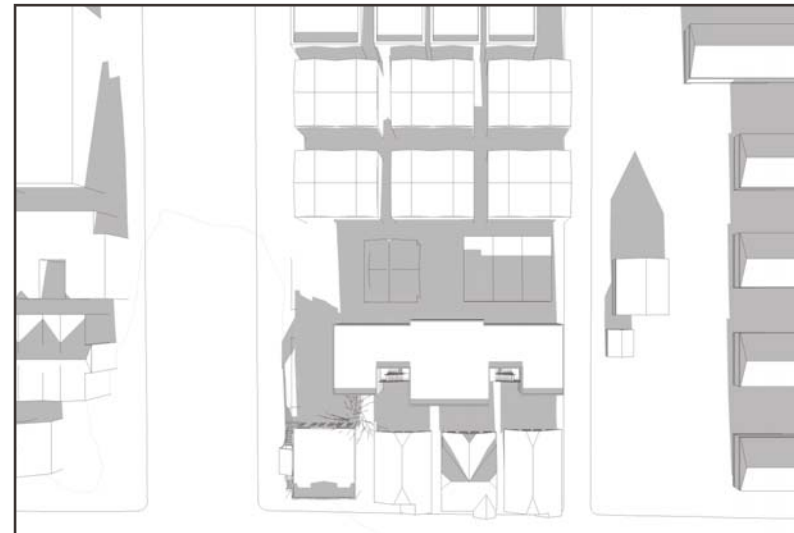
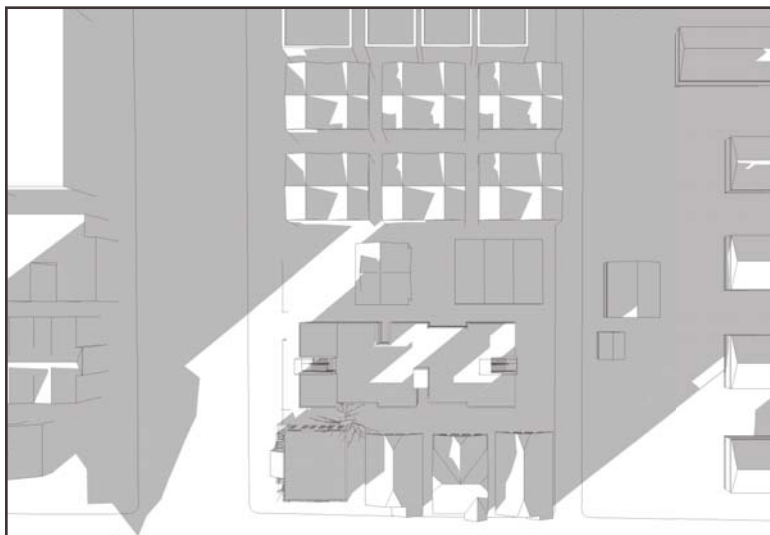
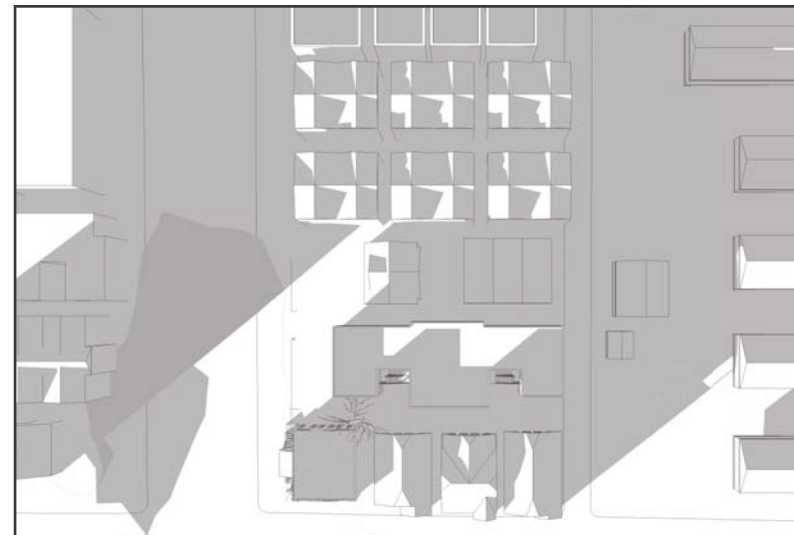
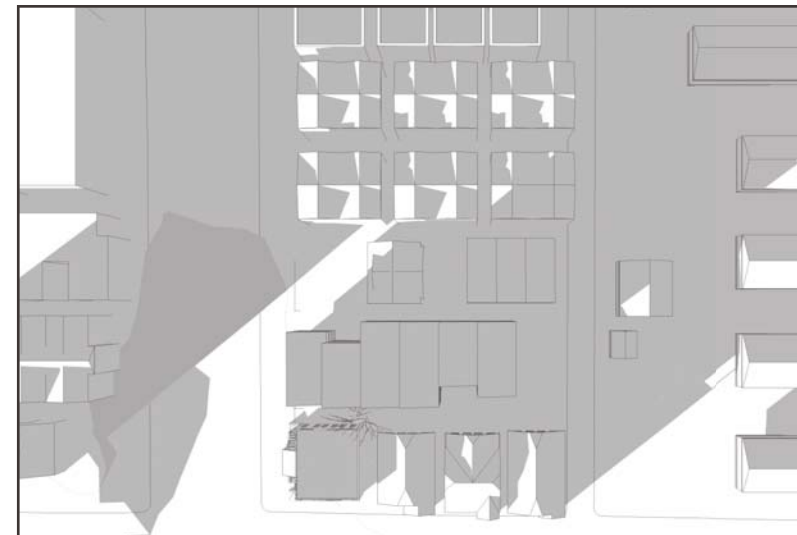


2: afternoon



3: afternoon

equinox

**1: morning****2: morning****3: morning****1: noon****2: noon****3: noon****1: afternoon****2: afternoon****3: afternoon**

winter solstice

ZONING CODE PROVISIONS

COMMENT:			COMMENT:					
PERMITTED AND PROHIBITED USES SMC 23.45.504	ALL USES ARE PERMITTED OUTRIGHT	PROPOSED: RESIDENTIAL - COMPLIES	23.45.518 - SETBACKS AND SEPARATIONS	23.45.518 - TABLE A FRONT (CALIFORNIA): 5' MINIMUM SIDES: 7' AVG. / 5' MINIMUM REAR (ALLEY): 10' MINIMUM W/ ALLEY HEIGHT @ STREET: 16' SETBACK ABOVE 44 FEET J.STRUCTURES IN REQUIRED SETBACKS OR SEPARATIONS. 2.RAMPS OR OTHER DEVICES NECESSARY FOR ACCESS FOR THE DISABLED AND ELDERLY THAT MEET THE SEATTLE RESIDENTIAL CODE, SECTION R322 OR SEATTLE BUILDING CODE, CHAPTER 11-ACCESSIBILITY, ARE PERMITTED IN ANY REQUIRED SETBACK OR SEPARATION. 4.UNDERGROUND STRUCTURES ARE PERMITTED IN ANY REQUIRED SETBACK OR SEPARATION. 8.BULKHEADS AND RETAINING WALLS. A.BULKHEADS AND RETAINING WALLS USED TO RAISE GRADE MAY BE PLACED IN EACH REQUIRED SETBACK IF THEY ARE LIMITED TO 6 FEET IN HEIGHT, MEASURED ABOVE EXISTING GRADE. A GUARDRAIL NO HIGHER THAN 42 INCHES MAY BE PLACED ON TOP OF A BULKHEAD OR RETAINING WALL EXISTING AS OF JANUARY 3, 1997. L. IN LR ZONES, A MINIMUM UPPER LEVEL SETBACK FROM ALL STREET LOT LINES IS REQUIRED IN ADDITION TO ANY REQUIRED GROUND LEVEL SETBACK: - FOR STRUCTURES WITH A 40 HEIGHT LIMIT, THE UPPER LEVEL SETBACK REQUIREMENT IS 16 FEET ABOVE A HEIGHT OF 44 FEET.	PROPOSED: FRONT - COMPLIES SIDE - COMPLIES REAR - COMPLIES HEIGHT - COMPLIES	23.45.524 - LANDSCAPING STANDARDS	23.45.524 A. LANDSCAPING REQUIREMENTS 2. GREEN FACTOR REQUIREMENT A. LANDSCAPING THAT ACHIEVES A GREEN FACTOR SCORE OF 0.6 OR GREATER, DETERMINED AS SET FORTH IN SECTION 23.86.019, IS REQUIRED FOR ANY LOT WITHIN A LR ZONE IF DEVELOPMENT IS PROPOSED THAT HAS MORE THAN ONE DWELLING UNIT, OR A CONGREGATE RESIDENCE. VEGETATED WALLS MAY NOT COUNT TOWARDS MORE THAN 25 PERCENT OF A LOT'S GREEN FACTOR SCORE. B. STREET TREE REQUIREMENTS 1. STREET TREES ARE REQUIRED IF ANY TYPE OF DEVELOPMENT IS PROPOSED, EXCEPT AS PROVIDED IN SUBSECTION 23.45.524.B.2 AND B.3 BELOW AND SECTION 23.53.015. EXISTING STREET TREES SHALL BE RETAINED UNLESS THE DIRECTOR OF THE SEATTLE DEPARTMENT OF TRANSPORTATION APPROVES THEIR REMOVAL. MAXIMUM SIZE OF RESIDENTIAL UNITS DOES NOT APPLY.	SEE LANDSCAPE DRAWINGS - COMPLIES
23.45.510 - FLOOR AREA RATIO (FAR) LIMITS	TABLE A FOR 23.45.510 LR3 - R3 APARTMENTS 1.5 OR 2.0 HIGHER F.A.R IF REQUIRMENTS OF 23.45.510.C. ARE MET C.IN LR ZONES, IN ORDER TO QUALIFY FOR THE HIGHER FAR LIMIT SHOWN IN TABLE A FOR 23.45.510, THE FOLLOWING STANDARDS SHALL BE MET: 2.FOR ALL CATEGORIES OF RESIDENTIAL USE, IF THE LOT ABUTS AN ALLEY AND THE ALLEY IS USED FOR ACCESS, IMPROVEMENTS TO THE ALLEY SHALL BE REQUIRED AS PROVIDED IN SUBSECTIONS 23.53.030.E AND 23.53.030.F, EXCEPT THAT THE ALLEY SHALL BE PAVED RATHER THAN IMPROVED WITH CRUSHED ROCK, EVEN FOR LOTS CONTAINING FEWER THAN TEN DWELLING UNITS. 3.PARKING LOCATION IF PARKING IS PROVIDED 4.ACCESS TO PARKING IF PARKING IS PROVIDED E.THE FOLLOWING FLOOR AREA IS EXEMPT FROM FAR LIMITS: 1.ALL UNDERGROUND STORIES. 4.PORTIONS OF A STORY THAT EXTEND NO MORE THAN 4 FEET ABOVE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, EXCLUDING ACCESS, (SEE EXHIBIT A FOR 23.45.510), IN THE FOLLOWING CIRCUMSTANCES: A. APARTMENTS IN LR ZONES THAT QUALIFY FOR THE HIGHER FAR LIMIT SHOWN IN TABLE A FOR 23.45.510;	PARKING PROVIDED WILL BE ACCESSED FROM ADJACENT ALLEY COMPLIES PORTION OF LOWER STORY NO MORE THAN 4 FEET ABOVE GRADE COMPLIES	23.45.522 - AMENITY AREA	23.45.522.A 1. THE REQUIRED AMOUNT OF AMENITY AREA FOR ROWHOUSE AND TOWNHOUSE DEVELOPMENTS AND APARTMENTS IN LR ZONES IS EQUAL TO 25 PERCENT OF THE LOT AREA. 2. A MINIMUM OF 50 PERCENT OF THE REQUIRED AMENITY AREA SHALL BE PROVIDED AT GROUND LEVEL, EXCEPT THAT AMENITY AREA PROVIDED ON THE ROOF OF A STRUCTURE THAT MEETS THE PROVISIONS OF SUBSECTION 23.45.510.E.5 MAY BE COUNTED AS AMENITY AREA PROVIDED AT GROUND LEVEL. 3. FOR APARTMENTS, AMENITY AREA REQUIRED AT GROUND LEVEL SHALL BE PROVIDED AS COMMON SPACE. D.2.A IN LR ZONES, AN AMENITY AREA SHALL NOT BE ENCLOSED WITHIN A STRUCTURE. D.5. a COMMON AMENITY AREAS SHALL BE LESS THAN 250 SQUARE FEET IN AREA AND SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF 10 FEET.	7500 SF X 0.25 = 1875 SF MIN REQ. AMENITY AREA. REQUIRED - COMPLIES	23.45.527 - STRUCTURE WIDTH AND FAÇADE LENGTH LIMITS IN LR ZONES	23.45.527.A: TABLE A - MAXIMUM STRUCTURE WIDTH LR3 INSIDE URBAN VILLAGE - 150' 23.45.527.B.1 MAXIMUM FACADE LENGTH IN LOWRISE ZONES THE MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FAÇADES WITHIN 15 FEET OF A LOT LINE THAT IS NEITHER A REAR LOT LINE NOR A STREET OR ALLEY LOT LINE SHALL NOT EXCEED 65 PERCENT OF THE LENGTH OF THAT LOT LINE, EXCEPT AS SPECIFIED IN SUBSECTION 23.45.527.B.2.	97.5' MAX FACADE LENGTH 90' PROVIDED COMPLIES
23.45.512 - DENSITY LIMITS—LOWRISE ZONES	TABLE A FOR 23.45.512: DENSITY LIMITS IN LOWRISE ZONES LR3 - 1/800 OR NO LIMIT (3) FOR APARTMENTS THAT MEET THE STANDARDS OF SUBSECTION 23.45.510.C, THERE IS NO DENSITY LIMIT IN LR2 AND LR3 ZONES.					23.45.534 - LIGHT AND GLARE STANDARDS	23.45.534.A A. EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES C. DRIVEWAYS AND PARKING AREAS FOR MORE THAN 2 VEHICLES SHALL BE SCREENED FROM ABUTTING PROPERTIES BY A FENCE OR WALL BETWEEN 5 AND 6 FEET IN HEIGHT OR A SOLID EVERGREEN HEDGE OR LANDSCAPED BERM AT LEAST 5 FEET IN HEIGHT.	SEE EXTERIOR LIGHTING PLAN
23.45.514 - STRUCTURE HEIGHT	23.45.514 - TABLE A ZONE: LR3 - R3 BASE HEIGHT: 40 FT THE HEIGHT LIMIT IS 30 FEET ON THE PORTIONS OF THE LOTS THAT ARE WITHIN 50 FEET OF A SINGLE FAMILY ZONED LOT, UNLESS THE LOT IN THE LR ZONE IS SEPARATED FROM A SINGLE FAMILY ZONES LOT BY A STREET. 23.45.514.F FOR APARTMENTS IN LR3 ZONES, AND FOR ALL RESIDENTIAL USES IN LR3 ZONES, THE APPLICABLE HEIGHT LIMIT IS INCREASED 4 FEET ABOVE THE HEIGHT SHOWN ON TABLE A FOR <u>23.45.514</u> FOR A STRUCTURE THAT INCLUDES A STORY THAT IS PARTIALLY BELOW-GRADE, PROVIDED THAT 3. ON THE STREET-FACING FACADE(S) OF THE STRUCTURE, THE STORY ABOVE THE PARTIALLY BELOW-GRADE STORY IS AT LEAST 18 INCHES ABOVE THE ELEVATION OF THE STREET, EXCEPT THAT THIS REQUIREMENT MAY BE WAIVED TO ACCOMMODATE UNITS ACCESSIBLE TO THE DISABLED OR ELDERLY, CONSISTENT WITH THE SEATTLE RESIDENTIAL CODE, SECTION R322, OR THE SEATTLE BUILDING CODE, CHAPTER 11; AND 4. THE AVERAGE HEIGHT OF THE EXTERIOR FACADES OF THE PORTION OF THE STORY THAT IS PARTIALLY BELOW-GRADE DOES NOT EXCEED 4 FEET, MEASURED FROM EXISTING OR FINISHED GRADE, WHICHEVER IS LESS. 23.45.514.J.2 OPEN RAILINGS, PLANTERS, SKYLIGHTS, CLERESTORIES, GREENHOUSES NOT DEDICATED TO FOOD PRODUCTION, PARAPETS AND FIREWALLS ON THE ROOFS OF PRINCIPAL STRUCTURES MAY EXTEND 4 FEET ABOVE THE MAXIMUM HEIGHT LIMIT SET IN SUBSECTIONS A, B, E, AND F OF THIS SECTION 23.45.514 23.45.514.J.4 IN LR ZONES, THE FOLLOWING ROOFTOP FEATURES MAY EXTEND 10 FEET ABOVE THE HEIGHT LIMIT SET IN SUBSECTIONS 23.45.514.A AND F, IF THE COMBINED TOTAL COVERAGE OF ALL FEATURES DOES NOT EXCEED 15 PERCENT OF THE ROOF AREA OR 20 PERCENT OF THE ROOF AREA IF THE TOTAL INCLUDES SCREENED MECHANICAL EQUIPMENT:A. STAIR PENTHOUSES, EXCEPT AS PROVIDED IN SUBSECTION 23.45.514.J.6;	PROPOSED: NO LIMIT COMPLIES PROPOSED: 40FT BASE HEIGHT + 4FT HEIGHT INCREASE = 44FT MAX. HEIGHT ALLOWED 44'-0" PROVIDED COMPLIES PROPOSED: ROOFTOP FEATURES DO NOT EXTEND ABOVE HEIGHT LIMIT COMPLIES PROPOSED: ROOFTOP FEATURES DO NOT EXTEND ABOVE HEIGHT LIMIT COMPLIES				23.54.015 -PARKING	PER TABLE B . M - ALL RESIDENTIAL USES IN LOWRISE ZONES IN URBAN CENTER VILLAGE- DOES NOT REQUIRE VEHICULAR PARKING. SMALL EFFICIENCY DWELLING UNIT APARTMENTS REQUIRE 75% OF UNITS TO HAVE PARKING. 32 UNITS X 75% = 24 BIKES + 5 UNITS X 25% = 1 BIKE FOR A TOTAL OF 25 BIKE PARKING SPOTS REQUIRED. BIKE PARKING ON LEVEL 2	SEE LEVEL 2 PLAN
						CHAPTER 23.54.040- SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS	PER TABLE A - FOR RESIDENTIAL DEVELOPMENT WITH 26-50 DWELLING UNITS REQ. 375 SQUARE FEET OF SHARED STORAGE SPACE. 37 UNITS IN BUILDING	375 SF REQ / 176 SF PROVIDED PENDING SPU REDUCED SIZE APPROVAL



Remington Court Townhomes



Clover Lofts



Harvard Avenue Apartments



Killebrew Apartments



Kulle Apartments